

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH/6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'F'

[See rule 6(4)]

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6, to the following project:

Project registration number : BRERAP80549-2/1208/R-1181/2021
Project Name : Vastu Kiran Phase 1 (New Project)
Project Address : Near Ashok Dham Temple, Choki, Lakhisarai, (Khesra/Plot No-288, Khata No-120, Thana No-141, Mauza-Chauki), Sub division/District : Lakhisarai.

1. Company Dhristi Kiran Builders and Developers (OPC) Pvt. Ltd. having its registered office at House No-1, Baldugar, Lakhisarai-811311

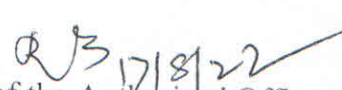
2 This extension of registration is granted subject to the following conditions, namely:-

- (i) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
- (ii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause(1) of sub-section(2) of section 4;
- (iii) The registration shall be extended by a period of One Year [days/weeks/months] and shall be valid until 27.02.2023
- (iv) The promoters shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- (vi) If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

(vii) Due to Covid-19 non availability of materials & Labour.

Dated: 17.08.22

Place: Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-1208/2020/763

Dated 17.08.22

Copy to: Chairman RERA/ Members RERA/ Dhristi Kiran Builders and Developers (OPC) Pvt. Ltd.

Copy to: Branch Manager Axis Bank, Ground and First Floor, Dalpatti Naya Bazar, Lakhisarai



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By L. J. J. J. J.

10/08/2022

Checked By [Signature]

10/08/2022

Rechecked By [Signature]

10/08/2022

भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

Letter— RERA/PRO.REG-1208/2020/.....

Patna, dated—04.08.2022

From,

Authorised Officer,
Real Estate Regulatory Authority,
Bihar, Patna.

To,

Shree Nitish Kumar (Director)
Individual / Proprietorship
Balgudar, P.O+P.S- Balgudar, Lakhisarai, Bihar-811311
Email Id: - neetishkumar30@gmail.com

Subject :- Your Application for extension of time for the project- Vastu Kiran Phase-1, Application Id No. -RERAP06042019180549-2/ F. No.- 1208/2020.

Sir

With reference to the subject mentioned above it is informed to you that after the consideration of the facts the Authority has Imposed a penalty of Rs.-25,000/- (Rs. Twenty five thousand only) for late/ delayed submission of your application for the extension of time of the Project- Vastu Kiran Phase-1.

However, Extension of time for the project has been granted subject to the condition that penalty amount of Rs.-25,000/- be deposited before the issuance of Extension of Time Certificate.

Therefore you are requested to kindly deposit the above said penalty amount of Rs-25000/- in RERA, Bihar account, so that your Extension of time Certificate for the project may be issued.

Treat it most urgent please.

S/d
Authorised Signatory

भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

Letter— RERA/PRO.REG-1208/2020/.....

Patna, dated—26.07.2022

From,

Authorised Officer,
Real Estate Regulatory Authority,
Bihar, Patna.

To,

Shree Nitish Kumar (Director)
Individual / Proprietorship
Balgudar, P.O+P.S- Balgudar, Lakhisarai, Bihar-811311
Email Id: - neetishkumar30@gmail.com

**Subject :- Regarding Registration of Project- Vastu Kiran Phase 1, Application
Id No. - RERAP06042019180549-2/ F. No.-1208/2020.**

Sir

You are requested to submit the following papers within three days so that the EOT case may be sent for approval.

1. As has been decided You are requested to fill up the name of land owners in clause 1 of form B.
2. Mile stone chart to complete the remaining work should be submitted to this office.

Hence kindly submit the above documents within three days for further necessary action.

S/d
Authorised signatory

भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

Letter— RERA/PRO.REG-1208/2020/.....

Patna, dated—22.07.2022

From,

Authorised Officer,
Real Estate Regulatory Authority,
Bihar, Patna.

To,

Shree Nitish Kumar (Director)
Individual / Proprietorship
Balgudar, P.O+P.S- Balgudar, Lakhisarai, Bihar-811311
Email Id: - neetishkumar30@gmail.com

**Subject :- Regarding Registration of Project- Vastu Kiran Phase 1, Application
Id No. - RERAP06042019180549-2/ F. No.-1208/2020.**

Sir

You are requested to submit the following papers within three days so that the EOT case may be sent for approval.

1. In form B the revised date of completion of the project has been mentioned as 28-02-2022. While in the registration certificate the stipulated date of completion of the project is also 28-02-2022. Both the dates may not be same if you want extension of time for the project. Hence mention the revised date of completion of the project in form B up to which EOT is needed .Submit the fresh form B mentioning the revised date of completion of project.
2. Latest photograph of the building which are being constructed under this project.
3. EOT should have been applied before the expiry of validity of registration of the project. But application for EOT has been submitted after expiry of validity of registration of project. A penalty may be imposed by the Authority. Please enumerate the reason for delay submission of application for granting extension of time.

Hence kindly submit the above documents within three days for further necessary action.

S/d
Authorised signatory

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH / 6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP80549-2/1208/R-1181/2021
Project Name : Vastu Kiran Phase 1 (New Project)
Project Address : Near Ashok Dham Temple, Choki, Lakhisarai (Khesra/ Plot No-288, Khata No.- 120, Thana No.- 141, Mauza-Chauki), Sub division/District : Lakhisarai.

1. Company Dhristi Kiran Builders and Developers (OPC) Pvt. Ltd. having its registered office at House No-1, Baldugar, Lakhisarai- 811311
2. This registration is granted subject to the following conditions, namely :-
 - a. The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government [Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017] ;
 - b. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section 17;
 - c. The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (Axis Bank, Branch Name- Ground and First Floor, Dalpatti Naya Bazar Lakhisarai, Account No. 920020067314121, IFSC Code : UTIB0002752) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4;
 - d. The registration shall be valid for a period of XX years 0.7 Months commencing from 13/8/2021 And ending with 2022/02/28 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
 - e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
 - f. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.
4. The latest specifications may be followed for Construction of the Building.

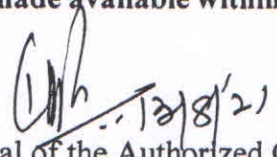
Dated: 13/8/2021..
Place: Patna.....

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



NOTE:

- 1) This registration is being granted based on the information and documents furnished by the Promoter and the Authority bears no responsibility for the authenticity of the same. In case the promoter submitted a false or invalid document or credential, it may lead to the cancellation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land, use title or interest of the plot over which plan is approved.
- 2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.
- 3) The above registration is valid for a period of ~~xx~~ 107M as provided in 2(d), subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws and resubmit the same to the RERA, Bihar. Failure in submitting the validated map may lead to the cancellation of registration of the project by the Authority.
- 4) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 5) Open Parking area comes in common area, and as such it cannot be sold.
- 6) At the project construction site, display of project details on a 6'x 6' board is essential.
- 7) In case of any papers not found in order, the same should be made available within one month.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-1208/2020.1533



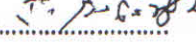
Dated: 14/08/2021

Copy to: Chairman RERA/ Members RERA/ Dhristi Kiran Builders and Developers (OPC) Pvt. Ltd.

Copy to: Branch Manager Axis Bank, Ground and First Floor, Dalpatti Naya Bazar Lakhisarai


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By: 

Checked By: 
12-8-2021

Rechecked By: 
13/08/2021

