



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.- RERA/Pro/Reg-1238/2021/1535

Dated .. 23/08/2024

FORM 'F'

[See rule 6(4)]

EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : **BRERAP71912-1/1238/R-1160/2021**

Project Name : **Saket Brij (New Project)**

Project Address : **Sheikhpura, Patna (Khesra/ Plot No-14 & 20, Khata No.- 323, 324, Thana No.- 09, Mauza-Sheikhpura), Sub division/District : Patna**

1. **Company Baikunth Engicon Pvt. Ltd. having its registered office at Gau tam Vihar, Sabajpura, Khagaul, Patna- 801 505.**

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

- 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;
- 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(I) of sub-section(2) of section 4;
- The registration is extended by a period of [days/weeks/months] and shall be valid until **13/06/2025** due to the reason that project could not be completed in given time due to Covid-19 and the interest of allottees have been created.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under and conditions and directions as contained in the registration certificate issued earlier for this project.
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- 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.

Dated: .. 23/8/2024

Place: Patna



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO- RERA/Pro/Reg-1238/2021 /1.5.35

Dated ..23/08/2024

Copy to:-

1. **Promoter's Name:-** Baikunth Engicon Pvt. Ltd., **Address:** Gau tam Vihar, Sabajpura, Khagaul, Patna- 801 505, (**Email:-**nirajkjuly04@gmail.com)

2. **The Branch Manager:-** HDFC Bank, Boring Road, Patna.

-for information & needful please.



[Signature]
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO- RERA/Pro/Reg-1238/2021 /1.5.35

Dated ..23/08/2024

Copy to: IT Consultant/Technical Officer concerned for uploading a copy of it on the web portal and for forwarding a copy of it to Promoter concerned by email.



[Signature]
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

[Signature: Vivek Prakash]
23/08/24

Checked by Concerned
Technical Person Sri Vivek Prakash

[Signature: U. K. Sinha]
23/08/24

Checked by Concerned
Incharge Sri U. K. Sinha

[Signature: M.K. Shukla]
23/08/24

Rechecked by
Senior Incharge Sri M.K. Shukla

भू-सम्पदा विनियामक प्राधिकरण

(REAL ESTATE REGULATORY AUTHORITY, BIHAR)

चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर

शास्त्रीनगर, पटना-800023

सं०सं०-RERA/PRO.REG-1238/2020/.....५१३

पटना, दिनांक-०७/०७/२०२१

प्रेषक:-

प्राधिकृत पदाधिकारी,
भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

सेवा में,

श्री नीरज कुमार (Managing Director),
Baikunth Engicon Pvt. Ltd.,
Gautam Vihar, Sabajpura, Khagaul Patna-801105
Email Id:- nirajkjuly04@gmail.com

विषय :- भू-सम्पदा विनियामक प्राधिकरण, बिहार से Project: SAKET BRIJ के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :- Application Id: RERAP06102020171912-1

महाशय,

उपर्युक्त विषयक प्रसंग के आलोक में आप से प्राप्त आवेदन एवं संलग्न कागजातों के संदर्भ में कहना है कि निम्न कागजात/सूचनाएँ उपलब्ध कराया जाय-

- (1) वर्ष 2019-2020 का Audited Annual Accounts यथा (Cash Flow Statement, Balance Sheet, Profit and Loss, Auditor's Report and Director's Report) RERA Certificate issue होने के तीन दिनों के अन्दर RERA Website पर upload करना सुनिश्चित करें। उसकी प्रति RERA कार्यालय को उपलब्ध करायें।

विश्वासभाजन,

प्राधिकृत पदाधिकारी,

भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

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 : BRERAP71912-1/1238/R.../11.6.2021

Project Name : Saket Brij (New Project)

Project Address : Sheikhpura, Patna (Khesra/ Plot No-14 & 20, Khata No.- 323, 324, Thana No.- 09, Mauza-Sheikhpura), Sub division/District : Patna.

1. Company Baikunth Engicon Pvt. Ltd. having its registered office at Gautam Vihar, Sabaipura, Khagaul, Patna- 801505

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

- 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];
- 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;
- 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 (HDFC Bank Ltd, Branch Name-Boring Road, Patna, Account No. 50200052428768, IFSC Code : HDFC0000235) 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;
- The registration shall be valid for a period of 01 years 11 Months commencing from 8.7.2021 And ending with 2023/06/14 (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;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
- 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.

Dated: 8/7/2021
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 01 Year as provided in 2d, 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-1238/2020. 14.94

Dated 08.07.2021

Copy to: Chairman RERA/ Members RERA/ Baikunth Engicon Pvt. Ltd.

Copy to: Branch Manager HDFC Bank Ltd, Boring Road, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By 19/07/2021
07/07/2021

Checked By 07/07/2021

Rechecked By 07/07/2021