

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)]

EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : BRERAP24424-1/1147/R-1084/2020

Project Name : Moon Residency (New Project)

Project Address : Kahlilpura Road, Phulwarisharif (Khesra/Plot No-139, 138, Khata No-744, Thana No-35, Mauza-Phulwarisharif), Sub division/District : Danapur, Dist.- Patna.

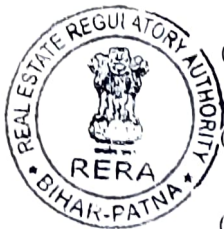
1. Company S R Associates, having its registered office at 4th Floor, Sumati Palace, Opposite Alankar Place, Boring Road, Patna-800001

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 02 Months 17 Days [days/weeks/months] and shall be valid until 17/05/2023
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (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: 13/3/2023

Place: Patna



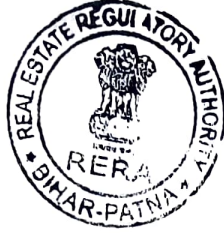
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-1147/2019..195.
RERA/PRO-REG/Master file/Misc/115/2021

Dated ...1/03/2023..

Copy to: Chairman RERA/ Members RERA/ S R Associates.

Copy to: Branch Manager Canara Bank, Boring Road, Patna



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By.....
28/02/2023

Checked By.....
28/02/2023

Rechecked By.....
28/02/2023

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-1147/2019/.....

Patna, dated-09.02.2023

Reminder

From,

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

To,

Shabir Raza (Partner)
S R ASSOCIATES
4TH Floor, Sumati Palace, Opposite Alankar Place,
Boring Road, Patna-800001
Email Id: - raza3n@yahoo.co.in

Subject :- Reminder Query Letter Regarding Extension of Project- Moon Residency, Application Id No. – RERAP24424-1/1147/R-1084/2020, F. No.-1147/2019.

Sir

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- Moon Residency, bearing application no. RERAP24424-1/1147/R-1084/2020 Following Documents/ Information is required:-

1. Please Provide Form B in which date of completion must be mentioned in accordance with the time stipulated by the competent authority.
2. Please provide fresh Plan of remaining Development work to be completed Building /Wing Number (to be prepared **separately for each Building** Wing of the Project) stages of development indicating the tasks/Activity with **time schedule** along with percentage of work done in Table A viz. 1 Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activity with percentage of work done in Table B viz Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water

conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 Others

3. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
4. Provide the details of cases which is pending with RERA for this particular project.
5. Update the QPRs on their webpage with recent photographs and reports in recent Formats

It is requested to submit the above said documents within three days. Failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail.

Yours Sincerely

Sd/-

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-1147/2019/.....

Patna, dated-31.01.2023

From,

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

To,

Shabir Raza (Partner)
S R ASSOCIATES
4TH Floor, Sumati Palace, Opposite Alankar Place,
Boring Road, Patna-800001
Email Id: - raza3n@yahoo.co.in

Subject :- Regarding Extension of Project- Moon Residency, Application Id No. – RERAP24424-1/1147/R-1084/2020, F. No.-1147/2019.

Sir

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- Moon Residency, bearing application no. RERAP24424-1/1147/R-1084/2020 Following Documents/ Information is required:-

1. Please Provide Form B in which date of completion must be mentioned in accordance with the time stipulated by the competent authority.
2. Please provide fresh Plan of remaining Development work to be completed Building /Wing Number (to be prepared **separately for each Building** Wing of the Project) stages of development indicating the tasks/Activity with **time schedule** along with percentage of work done in Table A viz. 1 Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activity with percentage of work done in Table B viz Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection

- and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 Others
3. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
 4. Provide the details of cases which is pending with RERA for this particular project.
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It is requested to submit the above said documents within three days. Failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail.

Yours Sincerely
Sd/-
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 : BRERAP24424-1/1147/R-1/084/2020

Project Name : Moon Residency (New Project),

Project Address : Khalilpura Road, Phulwarisharif (Khesra/ Plot No- 139, 138, Khata No.-744, Thana No-35, Mauza- Phulwarisharif), Sub division/District : Danapur, Dist.- Patna

1. Company S R Associates. having its registered office at 4th Floor, Sumati Palace, Opposite Alankar Place, Boring Road, Patna-800001
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 (Canara Bank, Branch Name-Boring Road, Patna, Account No. 1967201001174, IFSC Code CNRB0001967) 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 01 years 01 Months commencing from 31/12/2020 And ending with 2022/02/10 (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.

Dated: 31/12/2020
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 confidential, 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



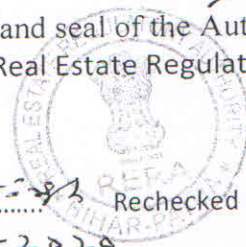
Memo NO-RERA/PRO-REG-1147/2019..1784

Dated 31-12-2020

Copy to: Chairman RERA/ Members RERA/ S R Associates

Copy to: Branch Manager Canara Bank, Boring Road, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By Devi Prakash
31-12-2020

Checked By J. P. S. S. S.
31-12-2020

Rechecked By Rai
31/12/2020