



Memo No.- नि/175/2021-REG-RERA/.....

Dated

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 : BRERAP41413-1/800/R-491/2019
 Project Name : THE HERITAGE (New Project)
 Project Address : Vill- Mustafapur, Danapur, (Khesra/ Plot No- 671, 672, 673, 674, Khata No.- 279, 260, Thana No.-36, Mauza- Mustafapur), Sub division/District : Patna, Bihar.

1. A Company -Platinum & Mundeshwari having its registered office at-Flat No. - 101, 102, Amitabh Kunj, Main Road, P.S.-Budha Colony, Patna-800001.
2. This extension of registration is granted subject to the following conditions:-

- (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 realized 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 is extended by a period of 03 Year 00 months commencing from 01/07/2025 to 26/06/2028 due to the reason that project could not be completed in given time due to flood & pandemic and the interest of allottees have been created.
- (iv) 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.
- (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.

Dated: 24/11/25Place: Patna


 Signature and seal of the Authorized Officer
 Real Estate Regulatory Authority

Memo No.-नि/175/2021-REG-RERA. 11434

Dated 24.11.2025

Copy to:-

1. **Promoter's Name:** Platinum & Mundeshwari, **Address:** Flat No. - 101, 102, Amitabh Kunj, Main Road, P.S.-Budha Colony, Patna-800001, (**Email:** accounts@mundeshwari.co.in)

2. **The Branch Manager:** -Bank of India, C P Boring Road, Patna.

-for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Dated 24.11.2025

Memo No.- नि/175/2021-REG-RERA. 11434

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 and seal of the Authorized Officer
Real Estate Regulatory Authority



Vivek prakash
25/11/25

Checked by Concerned
Technical Person Sri Vivek Prakash

Checked by Concerned
Incharge Sri U. K. Sinha

25/11/25

Rechecked by 25/11/25
Senior Incharge Sri K.K. Srivastava

K. Srivastava



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,
Shastri Nagar Patna – 800023

FORM 'D'

[See rule 6(4)]

INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 800/2019/1038

Date: 20/12/2024

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar.
Patna- 800023, Bihar.

To,
Shri Nawnil Kumar Singh
M/S Platinum & Mundeshwari,
Office at: Flat No. - 101, 102, Amitabh Kunj, Main
Road P.S.-Budha Colony, Patna-800001,
Email ID: info@heritagemallandresidency.co.in

Sub: Registration No: BRERAP41413-1/800/R-491/2019, for extension of registration of project The Heritage
Date: 16.07.2024 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act,
2016 held on 12.12.2024.

Sir,

You are hereby informed that your application for extension of registration of the project, as above, is rejected for the reasons that the registration certificate for the aforementioned project is valid from 06/03/2019 to 30/09/2024, and with an additional nine months of extension [as per O.O No-44, dated 09-05-2024], the registration is valid till 30/06/2025.

As per Rule 6 of the Bihar RERA Rules, 2017, the registration may be extended on an application submitted by the promoter within three months prior to the expiry of the registration.

Place: Patna

Date: 20/12/2024

SEAL



K. Srinivasan
Authorised Officer
20/12/24

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 : BRERAP41413-1/800/R-291/2019

Project Name : The Heritage (New Project)

Project Address : Vill- Mustafapur, Danapur (Khesra/ Plot No 674, 671, 672, 673 Khata No-279, 260 Thana No 36, Mauza- Mustafapur), Sub division/District: Danapur, Dist.- Patna.

1. Company Platinum & Mundeshwari, having its registered office at Flat No-101, 102, Amitabh Kunj, Main Road, PS Budha Colony, Patna-800001

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 (Bank of India, Branch Name- C P Boring Road, Patna, Account No. 442120110000439, IFSC Code : BKID0004421 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 05 years 07 Months commencing from 6/3/2019 And ending with 2024/09/30 (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: 6/3/2019

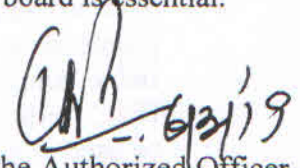
Place: Patna

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 5107M 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.

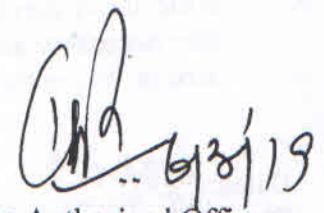

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-800/2019/1331

Dated 06/03/2019

Copy to: Chairman RERA/ Members RERA/ Platinum & Mundeshwari

Copy to: Branch Manager Bank of India, C P Boring Road, Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Debnandan
05-03-19

Checked By J. S. S. S.
5-3-2019

Rechecked By Rai
5/3/2019