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 : **BRERAP01453-1/226/R-1522/2023**

Project Name : **Bishundeo Sarswati Apartment (New Project-Residential Development)-(G+4, Total No of Flats-20)**, Project Address : **Kanhauli, Bishundutt, P.S-Mithanpura, Muzaffarpur (Khesra/ Plot No- 413 K, KH, Khata No.- 67, Thana No-411, Mauza-Kanhauli, Bishundutt), (Total Area of Land-633.82 Sq. M).** Sub division/District : **Muzaffarpur**

1. **A Partnership Firm- Kumar Constructions And Developers. having its registered office at Qr. No-L-3/2, Sri Krishnapuri, 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 Section17;
   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–Boring Road, Patna, Account No. 922020063642338, IFSC Code : UTIB0000387) 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 Section4;
   d. The registration shall be valid for a period of **04 Years 11 Months** commencing from 21/12/2023..... And ending with **15/01/2028** (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; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
   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 herein, as per the Act and the rules and regulations made there under.

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Dated: 21/12/2023

Place: Patna

21/12/'20

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

1) There are 11 (Eleven) flats in the shares of the promoter i.e, Flat No- 101, 102, 105, 202, 301, 302, 305, 401, 402, 404, 405 for marketing and selling by the Promoter.

2) 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.

3) 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.

4) The above registration is valid for a period of **04 Years 11 Months** 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.

5) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014

6) Open Parking area comes in common area, and as such it cannot be sold.

7) At the project construction site, display of project details on a 5'x 4' board is essential.

8) In case of any papers not found in order, the same should be made available within one month.

REAL ESTATE REGULATORY AUTHORITY * RERA * BIHAR-PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-226/2022../80
RERA/PRO-REG/Master File/Misc/115/2021

Dated 21.02.2023

Copy to: Chairman RERA/ Members RERA/ Kumar Constructions And Developers

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

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By... Bilwal 20/02/2023

Checked By... 20/2/23

Rechecked By... 20/02/2023

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)]

PROVISIONAL 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 : **BRERAP01453-1/226/R-1522/2023**

Project Name : **Bishundeo Sarswati Apartment (New Project-Residential Development)-(G+4, Total No of Flats-20)**, Project Address : **Kanhauli, Bishundutt, P.S-Mithanpura, Muzaffarpur (Khesra/ Plot No- 413 K, KH, Khata No.- 67, Thana No-411, Mauza-Kanhauli, Bishundutt), (Total Area of Land-633.82 Sq. M).** Sub division/District : **Muzaffarpur**

1. **A Partnership Firm- Kumar Constructions And Developers. having its registered office at Qr. No-L-3/2, Sri Krishnapuri, 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 Section17;
   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–Boring Road, Patna, Account No. 922020063642338, IFSC Code : UTIB0000387) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause(l) of sub-section(2) of Section4;
   d. The registration shall be valid for a period of **00 Years 03 Months** commencing from..25/11/2023..... And ending with **24/04/2023** (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; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
   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 herein, as per the Act and the rules and regulations made there under.

Dated: 25/11/2023

Place: Patna

25/11/23

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

1) There are 11 (Eleven) flats in the shares of the promoter i.e, Flat No- 101, 102, 105, 202, 301, 302, 305, 401, 402, 404, 405 for marketing and selling by the Promoter.
2) 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.
3) 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.
4) The above registration is valid for a period of **00 Years 03 Months** 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.
5) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
6) Open Parking area comes in common area, and as such it cannot be sold.
7) At the project construction site, display of project details on a 5'x 4' board is essential.
8) In case of any papers not found in order, the same should be made available within one month.
9) This provisional registration for the project is being issued subject to the condition that the Promoter would submit the following documents within stipulated period of three months. (i) LPC of land- LPC Not Submitted, instead of LPC the promoter provided a copy of the JAMABANDI [dated: 18/01/2023] for plots 413 (K) and (KH) and khata no. 67, which has an area of 15.5 D, which cannot be considered as LPC, (ii) Declare the details of funds at least up to 10 percent of the estimated development cost of the project may be given specifically how much fund is available with them and whether it is equivalent to 10 percent.- The promoter has submitted an AXIS Bank statement, which shows a balance of Rs. 2131679/-. but the amount shown in the bank statement which is NOT equivalent to 10% of the total estimated development cost, (iii) To declare that the Partners have not done any Project in an individual capacity and no case is filed against any of their projects.- The promoter has declared that only Kumar Abhishek (partner) has done the project in his individual capacity and no cases have been filed against his project. but the promoter didn't provide the details of projects where Kumar Abhishek (partner) is involved and whether the project is registered from RERA or not.

25/1/23

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-226/2022../94
RERA/PRO-REG/Master File/Misc/115/2021

Dated 25/01/2023

Copy to: Chairman RERA/ Members RERA/ Kumar Constructions And Developers

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

25/1/23

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By L Siddiqui 24/01/2023

Checked By 24/01/23

Rechecked By 24/01/2023