

# 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-1338/2020/...462

पटना, दिनांक-22.6.2021

प्रेषक:-

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

सेवा में,

Shree Sanjeev Mishra (Managing Director)  
Simanchal Infratech Private Limited,  
Gayatri Nagar, Near Kali Flour Mill Shipuri,  
P.S.-Maranga Purnia BR-854301  
Email Id:- jnjpanoramasquare@gmail.com

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

प्रसंग :- Application Id: RERAP124201800270-12

महाशय,

उपर्युक्त विषय के संबंध में निदेशानुसार सूचित कहना है कि आपके द्वारा समर्पित  
**Revised Building Permit Approval** की xerox प्रति अस्पष्ट है क्योंकि प्राप्त **Revised  
Permit** में **Plot No.-353** के संशोधन के साथ नगर निगम कार्यालय, पूर्णिया के किसी  
पदाधिकारी का लघु हस्ताक्षर/हस्ताक्षर भी नहीं है और न ही कोई मुहर है।

कृपया इस संबंध में स्थिति स्पष्ट करने की कृपा की जाए तथा **Building Permit  
Approval** की संशोधित प्रति मूल रूप में समर्पित किया जाए या हस्ताक्षर और मुहर सहित  
संशोधित प्रति समर्पित किया जाय।

कृपया इसे आवश्यक समझा जाए।

विश्वासभाजन,

प्राधिकृत पदाधिकारी,

भू-सम्पदा विनियामक प्राधिकरण,  
बिहार, पटना।

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> /6<sup>TH</sup> 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 : BRERAP00270-12/1338/R-1153/2021  
Project Name : Subham Block (New Project)  
Project Address : Adibashi Tola, P.S-K.Hat, Madhubani, Purnia (Khesra/ Plot No- 351, 352, 353, Khata No- 223, 123, 534, Thana No- 123/1, Mauza- Madhubani,  
Sub division/District : Purnia.

1. Company Simanchal Infratech Pvt. Ltd. having its registered office at Gayatri Nagar, Near Kali Flour Mill, Shivpuri, P.S- Maranga, Purnia-854301
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 (ICICI Bank Ltd, Branch Name- Purnia Branch, Purnia, Account No. 071205003367, IFSC Code : ICIC0000712) 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;
  - d. The registration shall be valid for a period of...03...years...06...Months commencing from...22/6/2021... And ending with 2024/12/13 (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: 22/6/2021  
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 ~~03/06/21~~ <sup>03/06/21</sup> 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



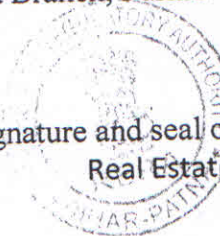
Memo NO-RERA/PRO-REG-1338/2020./463

Dated 22.06.2021

Copy to: Chairman RERA/ Members RERA/ Simanchal Infratech Pvt. Ltd

Copy to: Branch Manager ICICI Bank Ltd, Purnia Branch, Purnia

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



Typed By...  
22/06/2021

Checked By...  
22/06/2021

Rechecked By...  
22/06/2021