



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: 78/2018 /827

Date: 02/12/2024

From:

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

To,

Shri Vipin Ranjan, Director,
Sudha Engicon Pvt. Ltd.
Office at: B.S. Niwas, Pipra (Chanta)
Parsa Bazar, Patna- 804453, Bihar.
Email Id: sudhaengicon@gmail.com

Sub: Application No: BRERAP1312201700088-1 , for extension of registration of project Om Tower, Date: 17.03.2020 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 21.11.2024.

Sir,

You are hereby informed that your application for extension of registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. Pay an application fee of Rs 1,00,000 /- for the Extension of registration (As you have deposited Rs 13,750/- only).
2. An authenticated copy of the building permit letter in Form VIII-A and sanctioned map from the competent authority which is valid for a period longer than the proposed term of extension of the registration is sought from the authority.
3. The penalty amount of Rs 1,00,000/- which was imposed for the non-submission of QPRs (Letter no.-RERA/TE/QPR/75/2022/27, date: 06/02/2023)
4. Consent of the two-thirds of allottees that the allottees have no objection if the project gets the extension up to date as mentioned in fresh Form B.
5. The compelling circumstances and reasons for failing to complete the project during the stipulated time period as well as promoter's need to satisfy that the progress of the project has reached to a level where completion is possible in the given time frame.

K. B. Rastogi
21/11

6. Plan of remaining Development work to be completed Building /Wing Number stages of development indicating the tasks/Activities with the time schedule [In dated format] along with the percentage of work done in Table A and In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activities with the percentage of work done in Table B (As the submitted copy seems to be contradictory with the submitted site photographs).
7. Upload the Quarterly progress reports, In light of Regulation No. 8A; Form 7, of Bihar Real Estate Regulatory Authority (General) Regulations, 2021 as amended from time to time Quarterly Progress report for the quarter ending 30 June 2024 must be uploaded on the webpage of the Project on the website of RERA, Bihar in the prescribed format given with the Regulation duly filled in all the XI paragraphs.
8. A fresh copy of Form B with promoter & project name, landowner name in para 1, and date of completion of time must be written in dated format (dd/mm/yyyy).

Place: Patna

Date: 02/12/2024


Authorized Officer

SEAL



(183)

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-78/2018/.....278

पटना, दिनांक-17/03/2020

प्रेषक:-

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

सेवा में,

श्री विपीन रंजन (निदेशक),
Sudha Engicon Pvt. Ltd.
Vipin Ranjan, B.S. Niwas, Pipra (Chatna)
parsa, Bazar, Patna-804453
Email-id: sudhaengicon@gmail.com

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

प्रसंग :- Application Id: RERAP1312201700088-1

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) Application in form "E" with logical reason for delay in completion date.
- (2) D.D. of half amount of RERA fees given Earlier
- (3) Latest Photograph of the Project.
- (4) Revised for B affidavit cum declaration mentioning Revised Date of Completion.

निदेशानुसार कहना है कि उपर्युक्त के आलोक में वांछित सभी कागजात स्वहस्ताक्षरित 15 (प्रदह) दिनों अंदर कार्यालय में उपलब्ध कराना सुनिश्चित किया जाय।

विश्वासभाजन,

Sudha Engicon
17.03.2020

प्राधिकृत पदाधिकारी,

भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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 to the following project under

Project registration number : BRERAP00088-1/78/R-86/2018

Project Name : OM Tower (Ongoing Project)

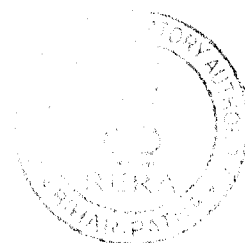
Project Address : Beside IIT Campus Amhara Bihta, (Khesra No./Plot No. 800, 801, 802, 803, 804, Khata No. 240, Mauza- Amhara) Sub division : Bihta, Dist - Patna

1. Company Sudha Engicon Pvt.Ltd. having its registered office Vipin Ranjan, B.s.Niwas, Pipra(Chatna), Parsa Bazaar, Patna-804453.
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 (State Bank Of India, Branch Name- SBI Saguna, Account No. 36332434128, IFSC Code : SBIN0011675,) 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...01...years...09...Months commencing from...10.07.2018... And ending with 2020/03/31 (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;
 - 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: 10.07.2018

Place: PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

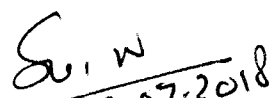


NOTE:

- 1) This registration no. 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.
- 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 1 Yr 9 M 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, so cannot be sold.

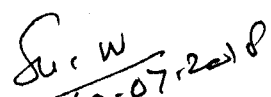
Memo NO-RERA/PRO-REG-78/2018.. 1172

Dated 10.07.18


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Sudha Engicon Pvt.Ltd./ Gram Panchyat Raj Amhara Bihta.

Copy to: Branch Manager State Bank Of India, SBI Saguna, With reference to 2c above account in light of RERA act 2016


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority