

भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा / छठातल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

सं०सं०-RERA/PRO.REG-353/2018/.....

पटना, दिनांक-14.07.2021

प्रेषक:-

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

सेवा में,

Shree Rahul Kumar (Director)
Ghar Lakshmi Buildcon Pvt. Ltd.
Plot No.-05, South Sri Krishna Puri,
Patna-80001

Email-id: gharlakshmibuildcon@gmail.com

विषय:- **Regarding 2nd Extension of Registration of Project:-SARITA KUNJ
PHASE 2 (Ongoing Project).**

प्रसंग:- **Application Id: RERAP00273-2/353/R-504/2019**

Sir

With reference to your request for giving second extension to your project named SS Enclave bearing registration no. RERAP00273-3/353/R-504/2019, you are requested to furnish the following documents within a week of issuance of this query:

- 1. Revalidated copy of the building plan by competent authority of the area in which your project is coming up. Your project had been approved by local mukhiya of Lakhni Bigha on 19/8/2016 and according to section 9 of the Bihar Building Bye-laws, 2014, the plan needs to be revalidated if building is not completed within three years.**
- 2. Information about formation of allottees' association and details about the funds taken from allottees.**
- 3. Consent of more than 50% of the allottees for extension.**
- 4. Consent of the landowner for extension.**
- 5. A duly filled form B in which name of the project should also be mentioned.**
- 6. Photographs of the project from front, side and rear sides showing clearly the elevation of the building. The photographs should carry the date and it should also have stamp of the company with name of the project.**
- 7. A bar chart showing progress made so far in the progress and your plan for completing the remaining work with likely date of completion.**

8. Information that whether any complaint case has been lodged with regard to this project or not. In case any such complaint case has been filed, the information about the case.

--

Regards:

Authorised Signatory

Sd/-

Real Estate Regulatory Authority,
6th Floor,
BSBCCL Campus,
Hospital Road, Shastri Nagar
Patna-800023,
Bihar

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 : BRERAP00273-2/353/R-504/2019

Project Name : Sarita Kunj Phase 2 (Ongoing Project)

Project Address : Ramkrishna Nagar, Bhogipur, Patna (Khesra/ Plot No 154, 155, 153, 152, Khata No-3, 6, 7, 8, Thana No 104, Mauza- Bhogipur), Sub division/District : Patna.

1. Company Ghar Lakshmi Buildcon Pvt. Ltd. having its registered office at Plot No 5, South Sri Krishna Puri, Patna-800013

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 (HDFC Bank, Branch Name- Boring Road, Patna, Account No. 50200004310843, IFSC Code : HDFC0000235 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 ~~XX~~ 08 Months commencing from 12/8/2019 And ending with 2019/10/30 (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.

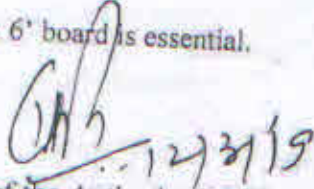
Dated: 12/8/2019
Place: Patna

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 xx/xx/xx 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.

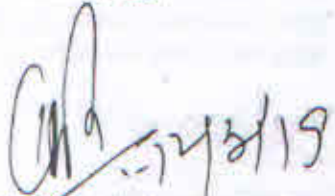

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-353/2018./376

Dated 12-3-2019

Copy to: Chairman RERA/ Members RERA/ Ghar Lakshmi Buildcon Pvt. Ltd

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


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By J. P. Singh
12-3-19

Checked By J. P. Singh
12-3-2019



Rechecked By J. P. Singh
12/3/19

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)]

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

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


Project registration number : BRERAP00273-2/353/R-504/2019
Project Name : Sarita Kunj Phase 2 (Ongoing Project)
Project Address : Ramkrishna Nagar, Bhogipur, Patna (Khesra/ Plot No 154, 155, 153, 152, Khata No-3, 6, 7, 8, Thana No 104, Mauza- Bhogipur), Sub division/District : Patna.
Company Ghar Lakshmi Buildcon Pvt. Ltd. having its registered office at Plot No. 5, South Srikrishnapuri, Patna-800013

I. 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 (I) of sub-section (2) of section 4;
- (iii) The registration shall be extended by a period of 31.10.2019 to 31.10.2020 [days / weeks / months] and shall be valid until 31.10.2020.....;
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (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 thereunder.

Dated: 31/10/2019

Place: Patna


31/10/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority




Memo NO-RERA/PRO-REG-353/2018./1306

Dated 31-10-2017

Copy to: Chairman RERA/ Members RERA/ Ghar Lakshmi Buildcon Pvt. Ltd ✓

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

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

[Handwritten Signature]
31/10/17


Typed By *Dev Prakash*
31.10.17

Checked By *J. P. Singh*
31-10-2017

Rechecked By *[Signature]*
31/10/2017