

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-352/2018/.....

पटना, दिनांक—12.07.2021

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: RERAP00273-3/352/R-575/2019

Sir

Please refer to the query sent to you through email on 9/7/2021. It is being brought to your notice that in addition to the information sent in the query made on 9/7/2021, you are requested to submit some additional information within a week of issuance of this query so that the request for the second extension of your project may be put up before the Authority for consideration.

Please submit the following documents:

1. Consent of all the landowners with whom development agreement was made on 25/4/2014 that they agree to the request for second extension.
2. List of allottees countersigned by the Chartered Accountant along with advances/deposits already taken by you.
3. Formation of association of allottees.
4. Information about whether any complaint has been filed against the project in RERA Bihar or not.
5. Copy of the annual audited accounts of your company for the years 2018-19 & 2019-20.

Regards

Authorised Signatory

Sd/-

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

भू-सम्पदाविनियामकप्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा / छठातल्ला, बिहारराज्य भवननिर्माणनिगमलिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

सं०स०-RERA/PRO.REG.-352/2018.....

पटना, दिनांक-09.07.2021

प्रेषक:-

प्राधिकृतपदाधिकारी,
भू-सम्पदाविनियामकप्राधिकरण,
बिहार, पटना।

सेवामें,

Shree Rahul Kumar (Director)
Ghar Lakshmi BuildconPvt. Ltd.
Plot No.-05, South Sri Krishna Puri,
Patna-800001
Emali-id: gharlakshmibuildcon@gmail.com

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

प्रसंग:- **Application Id:RERAP00273-3/352/R-575/2019**

Sir

Please refer to your application for the second extension of your registered project SaritaKunj Phase 1 (RERAP00273-3/352/R-575/2019). You need to submit the following documents:

- 1. Re-approved map of the project by the competent authority of the area where your project is coming up. Re-approval is must because your map had been approved on 15/12/2015 and according to section 9 of Bihar Building Bye-laws, 2014, the validity of a map remains valid for three years and it may be revalidated for another two years. However, after lapse of five years, if the building is not completed, the map needs to be re-approved.**
- 2. You also need to submit a detailed chart about the time in which different works of the project would be completed.**

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 : BRERAP00273-3/352/R.S.S.S/2019

Project Name : Sarita Kunj Phase 1 (Ongoing Project).

Project Address : Bhogipur, Gopalpur, Patna, (Khesra/ Plot No 120, 121, Khata No-8 & 5, 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 Srikrishnapuri, Patna-800013
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 (Indusind Bank, Branch Name - Boring Road, Patna, Account No. 201002823288, IFSC Code : INDB0000393 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 XX years 07 Months commencing from 15/4/2019 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;
 - 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: 10/4/2019
Place: Patna


10/4/19
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 30/07/19 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.

[Handwritten Signature]
10/4/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-352/2018.. / 5.26

Dated .. 10-4-2019

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

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

[Handwritten Signature]
10/4/19



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By... *[Handwritten Signature]*
9.4.19

Checked By... *[Handwritten Signature]*
9-4-2019

Rechecked By... *[Handwritten Signature]*
10/4/2019

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

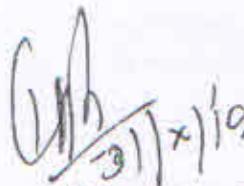
This extension of registration is granted under section 6, to the following project:

Project registration number : BRERAP00273-3/352/R-575/2019
Project Name : Sarita Kunj Phase 1 (Ongoing Project),
Project Address : Bhogipur, Gopalpur, Patna, (Khesra/ Plot No 120, 121, Khata No-8 & 5, 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

1. 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 (l) of sub-section (2) of section 4;
- (iii) The registration shall be extended by a period of 31.10.2019 to 18.10.2020 [days / weeks / months] and shall be valid until 18.10.2020.....;
- (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


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-352/2018./1307

Dated 31-10-2019

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

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

[Handwritten Signature]
31/10/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By *[Handwritten Signature]*
31.10.19

Checked By *[Handwritten Signature]*
31-10-2019

Reschecked By *[Handwritten Signature]*
31/10/2019