

**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 'F'

[See rule 6(4)]

**PROVISIONAL EXTENSION OF REGISTRATION OF PROJECT**

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

Project registration number : BRERAP00496-4/359/R-234(A)/2018  
Project Name : DDL Atrium (New Project),  
Project Address : Akhtiyarpur, PS- Bihta, Patna, (Khesra/Plot No-899, Khata No-70, Thana No- 36, Mauza-Mustafapur), Sub division/District : Danapur, Dist- Patna  
1. Company Kumar Heights Venture Pvt. Ltd, having its registered office 99, P P Colony, Patna-800013, Co- Promoter-Agrani Infra Developers Pvt. Ltd . having its registered office 19, IAS Colony, Kidwaipuri, Patna-800001

2 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(1) of sub-section(2) of section 4;

The registration shall be extended provisionally by a period of 45 days.

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.
- (vii) Due to Covid-19 non availability of materials & Labour.
- (viii) This provisional extension of validity is being issued subject to the condition that the Promoter would update QPRs on regular basis and get the map re-approved within stipulated period of extension.

Dated: 26/4/2023

Place: Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-359/2018/205.  
RERA/PRO-REG/Master File/Misc/115/2021

Dated .26/4/2023

Copy to: Chairman RERA/ Members RERA/Kumar Heights Venture Pvt. Ltd, Co-Promoter-  
Agrani Infra Developers Pvt. Ltd

Copy to: Branch Manager ICICI Bank, Kidwaipuri, Patna



*R. Kumar*  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By.....*Rahul Kumar*  
25/04/2023

Checked By.....*[Signature]*  
25/04/2023

Rechecked By.....*[Signature]*  
25/04/2023

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

Letter- RERA/PRO.REG-359/2018/.....

Patna, dated-31.01.2023

From,

**Authorised Officer,**  
Real Estate Regulatory Authority,  
Bihar, Patna.

To,

Shree Jitendar kumar (Senior Manager)  
DDL Infratech Private Limited  
19 IAS Colony Kidwaipuri, Patna- 800001  
Email Id: - Kumarheights.Venturepvtltd@Gmail.Com

**Subject :- Regarding Extension of Project:- DDL, Atrium, Application Id No. - RERAP00496-4/359/R-234(A)/2018.**

Sir,

With reference to above, it is to inform that during scrutiny of your application for the Extension of DDL, Atrium project bearing application no. RERAP00496-4/359/R-234(A)/2018 following Information/ Document required:-

1. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
2. Plan of remaining Development work to be completed Building /Wing Number (to be prepared separately for each Building Wing of the Project) stages of development indicating the tasks/Activities with time schedule along with the percentage of work done in Table A viz. 1 Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall, and all other requirements as may be required to obtain Occupation/ Completion Certificate. 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 viz Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy

management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 others.

3. Authenticated copy of [Permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration is sought from the Authority because the promoter had applied for an extension in the month of April (28/04/2022) so extension from competent authority might have obtained.
4. Provide the details of cases which are pending with RERA for this particular project.
5. Update the QPRs on their webpage with recent photographs and reports in recent Formats. (As the QPRs submitted or signed on the seal of **DDL Infratech Pvt Ltd.** and the reports are not in the prescribed formats. For the quarter ending 31st Dec 22 it was also not submitted, In absence of details of booking it is difficult to ascertain the status of the project. it is advised to submit the same in the prescribed formats as per Regulations and submit the details of flats booked and amount received.)

It is requested to submit the above said documents within four days, failing which process of rejection of the application would be initiated.

Please send your reply by email to [reg.rerabihar@gmail.com](mailto:reg.rerabihar@gmail.com) and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail

Yours Sincerely

Sd/-

Authorised Signatory

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

Letter-RERA/PRO.REG-359/2018/.....

Patna, dated-23.11.2022

From,

**Authorised Officer,**  
Real Estate Regulatory Authority,  
Bihar, Patna.

To,

Shree Bablu Singh (Director)  
Kumar Heights Venture Pvt. Ltd.  
206, Hem Plaza Fraser Road, Patna- 800001  
Email Id: - kumarheights.venturepvtltd@gmail.com

**Subject :- Regarding Extension of Project:- DDL, Atrium, Application Id No. - RERAP00496-4/359/R-234(A)/2018.**

Sir,

With reference to above, it is to inform that during scrutiny of your application for the Extension of DDL, Atrium project bearing application no. RERAP00496-4/359/R-234(A)/2018 following Information/ Document required:-

1. Authenticated copy of [Permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration is sought from the Authority because you had applied for extension in the month of April (28/04/2022) so extension from competent authority might have obtained.
2. Plan of remaining Development work to be completed Building /Wing Number (to be prepared separately for each Building Wing of the Project) stages of development indicating the tasks/Activity with percentage of work done in Table A viz. 1 Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activity with percentage of work done in Table B vi zi Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and

sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 others and Mention the specific date of completion for each stage.

3. Mention the status of Block A and block B separately.

It is requested to submit the above said documents within three working days. Failing which process of rejection of the application would be initiated.

Please send your reply by email to [reg.rerabihar@gmail.com](mailto:reg.rerabihar@gmail.com) and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail.

Yours Sincerely  
Sd/-  
Authorised Signatory

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

Letter- RERA/PRO.REG-359/2018/.....

Patna, dated-03.11.2022

From,

**Authorised Officer,**  
Real Estate Regulatory Authority,  
Bihar, Patna.

To,

Shree Jitendar kumar (Senior Manager)  
DDL Infratech Private Limited  
19 IAS Colony Kidwaipuri, Patna- 800001  
Email Id: - md.agraniinfra@gmail.com

**Subject :- Regarding Extension of Project:- DDL, Atrium, Application Id No.  
- RERAP00496-4/359/R-234(A)/2018.**

Sir,

With reference to above, it is to inform that during scrutiny of your application for the Extension of DDL, Atrium project bearing application no. RERAP00496-4/359/R-234(A)/2018 following Information/ Document required:-

1. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
2. Plan of remaining Development work to be completed Building /Wing Number (to be prepared separately for each Building Wing of the Project) stages of development indicating the tasks/Activity with percentage of work done in Table A viz. 1 Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activity with percentage of work done in Table B vizi Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 others.

3. Authenticated copy of [Permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration is sought from the Authority because the promoter had applied for extension in the month of April (28/04/2022) so extension from competent authority might have obtained.

It is requested to submit the above said documents within four working days, failing which process of rejection of the application would be initiated.

Please send your reply by email to [reg.rerabihar@gmail.com](mailto:reg.rerabihar@gmail.com) and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail

Yours Sincerely

Sd/-

Authorised Signatory



# 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) and Sec. 15 of the Act]

### REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 and Section 15 of the Real Estate (Regulation and Development) Act, 2016 to the following project :

Project Old registration number : BRERAP00496-4/359/R-234(A)/2018

Project Name : DDL Atrium (Ongoing Project)

Project Address : Akhtiyarpur, PS- Bihta, Patna (Khesra No./Plot No. 899, Khata

No-70, Thana No-36, Mauza- Mustafapur), Sub division/District : Danapur, Dist - Patna.

1. Company Kumar Heights Venture Pvt. Ltd. having its registered office at 99, P P Colony, Patna-800013, Co- Promoter- Agrani Infra Developers Pvt. Ltd. having its registered office at 19, IAS Colony, Kidwaipuri, Patna-800001

2. This modified 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;

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, Branch Name- Kidwaipuri, Patna, Account No. 431705000106, IFSC Code : ICIC0004317) 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;

d. The registration shall be valid for a period of 00 Year 00 Months commencing from 04/02/22 And ending with 2021/12/31 (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; 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 herein, as per the Act and the rules and regulations made there under.

Dated: 04-02-2022

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, 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 **00 Year 00 Months** 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.**



Memo NO-RERA/PRO-REG-359/2018/168.  
RERA/PRO-REG/Master File/Misc/115/2021

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Dated 04.02.2022

Copy to: Chairman RERA/ Members RERA/ Kumar Heights Venture Pvt. Ltd, Co- Promoter-  
Agrani Infra Developers Pvt. Ltd

Copy to: Branch Manager ICICI Bank, Kidwaipuri, Patna.

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By Dev Prakash  
31-01-2022

Checked By [Signature]  
31/01/2022

Rechecked By [Signature]  
31/1/22

# 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

### Corrigendum

This registration is granted under section 5 to the following project under

Project registration number : BRERAP00496-4/359/R-234 /2018

Project Name : DDL Atrium (Ongoing Project)

The Registration certificate issued by this Authority vide Memo No. RERA/PRO-REG-359/2018/733 Dated 01-01-2018 and in the 6<sup>th</sup> line of subsequent corrigendum issued vide letter No RERA/PRO-REG-359/2018/174 Dated 08-02-2019 it should be read as Khata No 10 and Plot No 898 alongwith already mentioned Khata No 70 Plot No 899.

Rest will remain the same.

Memo NO-RERA/PRO-REG-359/2018./555

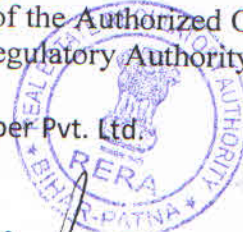
Dated 15-4-2019

Dated:.....

Place:.....

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

*[Handwritten Signature]*  
15/4/19



Copy to: Chairman RERA/ Members RERA/ M/s Agrani Infra Developer Pvt. Ltd.

Copy to: Branch Manager ICICI Bank, Kidwaipuri, Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

*[Handwritten Signature]*  
15/4/19



Typed By *[Handwritten Signature]*  
15/04/2019

Checked By *[Handwritten Signature]*  
15-4-2019

Rechecked By *[Handwritten Signature]*  
15/4/2019

# 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 : BRERAP00496-4/359/R-234/2018  
Project Name : DDL Atrium (Ongoing Project)  
Project Address : Mouza- Akhtiyarpur, P.S- Bihta Patna, (Khesra No./Plot No 899, 898, Khata No. 70, 10, Thana No. 36, Mauza- Mustafapur),  
Sub division/District : Danapur, Dist-Patna.

1. Company Agrani Infra Developers Pvt. Ltd. having its registered office at 19 IAS Colony Kidwaipuri, 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 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, Branch Name- Kidwaipuri, Account No. 431705000106, IFSC Code : ICIC0004317) 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 02 Months commencing from 1.11.2018 And ending with 2021/12/31 (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; 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.

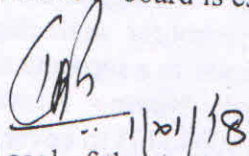
Dated: 1.11.2018  
Place: Patna

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 Y 02 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, 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.

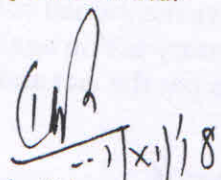
  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-359/2018... 933

Dated ... 1. / 11. / 2018

Copy to: Chairman RERA/ Members RERA/ Agrani Infra Developers Pvt. Ltd.

Copy to: Branch Manager ICICI Bank, Kidwaipuri.

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

