

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

In Continuation of the previous Registration No- BRERAP00496-4/676/R-369/2019 vide Memo No- RERA/PRO-REG-676/2018/93 dated 25-01-2019, and vide Memo No- RERA/PRO-REG-676/2018/228 dated 15-02-2019, this modified registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP00496-4/676/R-369/2019

Project Name : Agrani Woods (Ongoing Project)

Project Address : Mouza-Akhtiyarpur PS – Bihta, Patna,

<u>Mauza- Akhtiyarpur</u>	
<u>Thana No- 20</u>	
<u>Khata No</u>	<u>Khesra/ Plot No</u>
60	589, 591
50	592, 593
120	601, 646
102	661, 674
66	682, 684
69	693, 701
241	702, 703
145	704, 706
143	707, 708
22	709, 710
238	711, 712
242	713, 714
243	715, 716
153	1145, 1151
168	1154, 1155
72	1158, 1159
237	1178, 1179
239, 236	1181, 1185
144, 164	1186, 1187
58	1192, 1193, 1194
	1219, 1232, 1234
	1238, 1239, 1240
<u>Mauza- Pakrandha</u>	
<u>Thana No- 21</u>	
<u>Khata No</u>	<u>Khesra/ Plot No</u>
190, 173	4, 5, 6
168, 195	9, 10, 18
152, 189	19, 20, 27
204, 153	33, 36, 37
179, 202	39, 40, 42
146, 191	45, 46, 47
166	48, 49

<u>Mauza- Babhanlai</u>	
<u>Thana No- 24</u>	
<u>Khata No</u>	<u>Khesra/ Plot No</u>
282, 319, 268	1912, 1923, 1925
204, 300, 292	1927, 1928, 1929
335, 201, 209	1930, 1952, 1953
369, 363, 350	1954, 1955, 1956
236, 365, 231	1957, 1959, 1960
178, 121	1966, 1967, 1969
372, 221	1970, 1971, 3311
287, 202	3317, 3326, 3408
299, 274	3438, 3452, 3454
280, 224	3455, 3456, 3460
278	3461, 3462, 3463
174, 137	3464, 3465, 3466
95, 169, 179	3467, 3471, 3472
98, 166, 110	3473, 3475
311, 143, 155	3476, 3477, 3478
250, 214, 324	3479, 3480, 3481
266, 359, 302	3482, 3486, 3487
357, 160, 119	3488, 3489, 3490
104, 74, 168	3491, 3493, 3494
138, 80	3496, 3497, 3499
341, 361	3500, 3507, 3508
234, 253	3511, 3512, 3514
232	3515, 3516, 3519
75	3520, 3521, 3526
	3534, 3536, 3538
	3539, 3541, 3545
	3547, 3552, 3557
	3559, 3560, 3563
	3566, 3589, 3597
	3599, 3607, 3617
	3639, 3650

Sub division/District : Danapur, Dist. - Patna.

1. Company M/s Agrani Infra Developers Pvt. Ltd. having its registered office at 19 I A S 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, 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 (I) of sub-section (2) of section 4;
 - d. The registration shall be valid for a period of 05 years 02 Months commencing from 25/10/2019 And ending with 2024/12/31 (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: 25/10/2019
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 05 years 02 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

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]
25/10/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-676/2018. 11.2.84

Dated 25-10-2019

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

Copy to: Branch Manager ICICI Bank, Kidwaipuri, Patna

[Signature]
25/10/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By *[Signature]*
25/10/19

Checked By *[Signature]*
25-10-19

Rechecked By *[Signature]*
25/10/2019