

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-359/2018/.....

पटना, दिनांक—03.08.2021

प्रेषक:—

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

सेवा में,

Sri Shiv Kumar (Managing Director)
D.D. Infratech Pvt. Ltd.
Previously-Agrani Infra Developers Pvt. Ltd.
19, IAS Colony, Kidwaipuri, Patna

Subject:- Query regarding application for third party transfer of DDL Atrium project

Ref:- Registration No.-BRERAP00496-4/R-234/2018.

Sir

With reference to your application for third party transfer of project titled DDL Atrium bearing registration number BRERAP00496-4/359/R-234/2018, you are requested to submit the following documents within three days of issuance of this letter

1. There are three landowners in this project and they have 29 flats in their share. Please provide details if any bookings have been done by them from their share.
2. In case they have made bookings and then consent of two thirds of the allottees, which include the allottees from the promoter's share, would have to be submitted for consideration of third party transfer application.
3. Financial statement of the new company including IT returns of previous three years and background of the promoter of the new company.
4. Revalidated map of the project as the one submitted at the time of registration had been sanctioned by Danapur municipality on 23/5/17 and it was valid for three years only.
5. An affidavit from the promoter that the project would be completed by 31/12/2021 because this is the period till which the registration certificate is valid.
6. Copies of the quarterly progress reports filed till June 30, 2021.

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Regards

Sd/-

Authorised Signatory

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

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

पटना, दिनांक-29-6-2021

सं०सं०-RERA/PRO.REG-359/2018/1478

प्रेषक:-

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


सेवा में,

Sri Shiv Kumar (Managing Director)
D.D. Infratech Pvt. Ltd.
Previously-Agrani Infra Developers Pvt. Ltd. ~
19, IAS Colony, Kidwaipuri, Patna

Subject:- Regarding Change of Name of Company from "Agrani Infra Developer Pvt. Ltd. to DDL Infra Pvt. Ltd
Ref:- Registration No.-BRERAP00496-4/R-234/2018.

It is hereby requested to submit the following documents within three days from date of issuance of this letter.

- (1) Consent of rest land owner with whom the "Agrani Infra developers Pvt. Ltd. entered into the development agreement of the project.
 - (2) Consent of 50% allottees on date. Total no. of allottees should also be communicated.
 - (3) Latest Photograph (front, rear and side elevation) having dated signature of the promoter and stamp of company along with the item wise description of the completed work. Should be submitted.
- Kindly submit the above within three days so that further action may be initiated.

27c

Authorized Signatory
RERA, 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

Corrigendum

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

Project registration number : BRERAP00496-4/676/R369 /2019

Project Name : Agrani Woods (Ongoing Project)

The Registration certificate issued by this Authority vide Memo no. Memo NO-RERA/PRO-REG-676/2018/ 93 Dated 25-01-2019 bears (Khesra No./Plot No. 660, 650, 652, 579, 599, 600, 607, 606, 604, 605, 602, 645, 647, 651, 671, 673, 610, 611, 612, 613, 614, 615, 640, 641, 666, 657, 656, 672, 609, 608, 616, 617, 636, 637, 633, 639 Khata No. 133, 47, 52, 217, 210, 102, 58, 149, 147, 75, 93, 22, 35, 8, 132, 155, 40, 55, 23, Thana No 20, Mauza- Akhitiyarpur) whereas it should read as Mauza- Akhitiyarpur, PS- Bihta, Thana No -20, Khata- 16, 16, 58, 102, 102, 113, 11, 63, 9, 23, 16, 23, 9, 10, 58, 90, 102, Plot No 640, 641, 651, 645, 647, 660, 665, 1204, 1205, 1206, 1209, 1210, 1211, 1212, 1213, 1214, 1215) Khata No 47, 10, 166, 161, 10, 10, 58, 10, 10, 10, 10, 6, 174, 171, Plot No 1216, 1217, 1220, 1221, 1222, 1224, 1225, 1226, 1228, 1230, 1231, 1233, 1234, 1235, Mauza- Pakranda, PS- Rani Talab Kampa, Thana No 21, Khata No 165, 190, 153, 159, 167, 171, 177, 198, 154, 176, 172, 170, 158, 182, 186, 148, 154, Plot No 1, 2, 3 & 8, 456 & 12, 7, 11, 14, 15, 16, 17, 21, 23, 24, 25, 28, 29, 30, 31, 32, 34, Khata No 154, 191, 199, 149, 209, 241, 237, 205, 151, 19, 150, 187, 169, Plot No- 35, 38 & 44, 41, 43, 50, 51, 62, 64, 82, 84 & 85, 161 & 163, 86, 95, 275, Mauza- Babhanlai, PS- Bihta, Thana No 24, Khata No 205, 217, 266, 205, 75 & 148, 170, 170, 170, 170, 173, 217, 333, 104, 388, 221 & 222, 209, 354, Plot No 3431, 3435, 3450, 3457, 3484, 3485, 3504, 3510, 3513, 3495, 3498, 3501, 3503, 3506, 3522, 3523, 3537, 3556, 3558, 3574, 3584, 3565, 3569, Mauza- Akhitiyarpur, PS- Bihta, Thana No-20, Khata NO - 90, 16, 63, 241, 240, 243, 157, 246, 11, 10, 68, 76, 145, 120, 221, 108, 53, Plot No - 663, 637, 638, 653, 665, 644, 618, 667, 624, 630, 625, 622, 531, 632, 655, 680, 654, 621, 619, 676, 669, 675, 681, 677, 649, 648, 666, 660, 623, 664, 658, 659, 668, Mauza- Akhitiyarpur, PS- Bihta, Thana No- 20, Khata No 133, 47, 52, 217, 210, 90, 58, 149, 147, 75, 93, 22, 16, 35, 8, 132, 155, 40, 55, 23, 216, 63, 241, 240, 243, 157, 246, 11, 10, 68, 76, 145, 120, 221, 108, 53, Plot No- 663, 650, 652, 579, 599, 600, 607, 606, 604, 605, 602, 645, 647, 651, 671, 673, 610, 611, 612, 613, 614, 615, 640, 641, 666, 657, 656, 672, 609, 608, 616, 617, 636, 637, 638, 639, 653, 665, 644, 617, 667, 624, 630, 625, 622, 631, 632, 633, 655, 680, 654, 621, 618, 676, 669, 675, 681, 677, 649, 648, 660, 660, 623, 664, 658, 659, 668,

Rest will remain the same.

Memo NO-RERA/PRO-REG-676/2018./...2.2.8

Dated .../15-2-2019

Dated:.....

Place:.....

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ M/s 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...Wijeeal
15/02/19

Checked By...S. S. S. S.
15/2/2019

Rechecked By...Bai
15/2/2019

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 191 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

- 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-676/2018..1.2.84




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 and seal of the Authorized Officer
Real Estate Regulatory Authority


Typed By


25.10.19

Checked By


25-10-19

Rechecked By


25/10/2019