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)]

PROVISIONAL EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : **BRERAP00741-1/889/R-679/2019**
Project Name : **Rajeshwar Enclave (Ongoing Project),**
Project Address : **Kankarbagh, Main Road near Ladoo Gopal Sweets, (Khesra/Plot No-935, 937, Khata No-9, 10, Thana No-11, Mauza-Sandalpur),** Sub division/District : **Patna**

1. **Company Sri Laxmi Surya Infra Pvt Ltd. having its registered office at 1st Floor Bimla Sadan, New Bangali Tola, Opp. NIFT, Mithapur, 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 section17;

(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 purposeaspersub-clause(D)ofclause(l)ofsub-section(2)ofsection4;

(iii) The registration shall be extended by a period of **45 days** [days/weeks/months]and shall be valid until **26.05.2023**

(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 theproject;

(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 madethereunder.

(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 get the map re-approved and submit within stipulated period of extension.

Dated: 21/4/2023

Place: Patna

12/4/2023

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-889/2019/1145 Dated ..12/4/2023
RERA/PRO-REG/Master File/Misc/115/2021

Copy to: Chairman RERA/ Members RERA/Sri Laxmi Surya Infra Pvt. Ltd.

Copy to: Branch Manager Kotak Mahindra Bank Ltd, Ahmad Hussain Complex, Exhibition Road, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

05/04/2023

Typed By...Gilleeal... 05/04/2023 Checked By... 05/04/23 Rechecked By.....

Letter– RERA/PRO.REG-889/2019/..... Patna, dated–17.02.2023

From,

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

To,

Shree Kumar Ajit Sinha (Managing Director)
Sri Laxmi Surya Infra Pvt Ltd
1st Floor, Bimla Sadan, New Bengali Tola,
Opp Nift, Mithapur, Patna-800001
Email Id: - admin@srilaxmisurya.com

Subject :– **Regarding Extension of Project- Rajeshwar Enclave, Application Id No. – RERAP00741-1/889/R-679/2019, F. No.-889/2022.**

Sir,

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- Rajeshwar Enclave, bearing application no. RERAP00741-1/889/R-679/2019 Following Documents/ Information is required:-

1. **Authenticated copy of the revalidated map from the competent authority** which is valid for a period longer than the proposed term of extension of the registration is sought from the authority. If you have submitted an application for revalidation to the competent authority as well as please **provide the receipt of the application and the fee deposited to the competent authority.**
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 [In dated format] along with the percentage of work done in Table A** viz. I 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 TIME**

SCHEDULE [In dated format] along with the 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.

3. **A revised copy of Form B** which includes the project name, the Landowners' name, and the date of completion of the project must be mentioned.
4. The promoter is directed to upload the QPR in the prescribed format [**Annexure-A, Form-7**] with detailed information.

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

Please send your reply by email to 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

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 : **BRERAP00741-1/889/R/679/2019**

Project Name : **Rajeshwar Enclave (Ongoing Project),**

Project Address : **Kankarbagh, Main Road, Near Ladoo Gopal Sweets (Khesra/ Plot No 935, 937, Khata No-9, 10, Thana No 11, Mauza- Sandalpur),** Sub division/District : **Patna**

1. **Company Sri Laxmi Surya Infra Pvt. Ltd. having its registered office at 1st Floor, Bimla Sadan, New Bangali Tola, Opp. NIFT, Mithapur, 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 section17;
   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 (Kotak Mahindra Bank Ltd, Branch Name– Ahmad Hussain Complex, Exhibition Road, Patna, Account No. 8912848802, IFSC Code : KKBK0000351) 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 section4;
   d. The registration shall be valid for a period of 02 years 06 Months commencing from 25/6/2019 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: 25/6/2019
Place: Patna

25/6/'19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY * RERA * BIHAR-PATNA *

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 02 Y 06 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.

25/6/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-889/2019/...8.42 Dated .....

Copy to: Chairman RERA/ Members RERA/ Sri Laxmi Surya Infra Pvt. Ltd

Copy to: Branch Manager Kotak Mahindra Bank Ltd, Ahmad Hussain Complex, Exhibition Road, Patna

25/6/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By... Dev Prakash. 25.6.19

Checked By... 25-6-2019

Rechecked By... 25/6/2019