रेरा बिहार
RERA BIHAR

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex, Shastri Nagar Patna – 800023

FORM 'D'

[See rule 6(4)]

INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 644/2021/278 Date: 17/08/2026

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar.
Patna- 800023, Bihar.

To

Shri Adarsh Anand, Director,
M/s. Concicon Construction Pvt. Ltd.,
Office at: Jairam Bhawan, Sadar Bazar,
Danapur Cantt, Patna- 801503, Bihar.
Email Id: sarvocons@yahoo.co.in
info@concicon.com
concicon.2023@gmail.com

Sub: Rejection of your application filed for extension of the project "Sarvodaya City" bearing Registration No. BRERAP00118-2/325/R-185(A)/2018.

Sir,

You are hereby informed that your application for the extension of the registration of the project "Sarvodaya City" was brought up for hearing under Section 6 of the Real Estate (Regulation and Development) Act, 2016, on 11.05.2026, followed by counselling held on 21.07.2026, during which you were given reasonable opportunity for presenting your case, has been rejected for the following reasons:

1. The project "Sarvodaya City" was originally registered in the name of M/s Sarvodaya Marketing Pvt. Ltd. bearing Registration No.BRERAP00118-2/325/R-185/2018 with validity up to 30.04.2021. Subsequently, in light of the submissions made by M/s Sarvodaya Marketing Pvt. Ltd., the project was transferred in favour of M/s Concicon Construction Pvt. Ltd. under Section 15 of the Real Estate (Regulation and Development) Act, 2016.

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR

17/8

File No. नि/644/2021-REG-RERA (Computer No. 149268)
Generated from eOffice by MANOJ KUMAR MADHUKAR, RERA-IT_CONS(MKM), IT CONSULTANT, Bihar Real Estate Regulatory Authority on 18/08/2026 09:24 pm

2. However, while communicating the above-mentioned decision of the Authority to the promoter, the project records available in the office, suggest that a new RC bearing Registration No.BRERAP00118-2/325/R-185 (A)/2018 along with a new validity date,31.03.2025 besides mentioning the transferor as a co-promoter, was issued vide Memo no. 469 dated 31.08.2020 which prima facie lies in the teeth of Section 15 of the Act.
3. It is thus clear that despite availing an additional time of 3 years and 11 months over its original validity period, the promoter failed to complete the project even during the extended period.
4. The promoter and their representatives were specifically given an opportunity to explain their position in this light vis-à-vis their demand for grant of extension of registration of the project that would be tantamount to providing them with almost a decade for the completion of the project under reference since its inception, they failed to bring anything on record that would convince the Authority, otherwise.
5. A bare reading of the proviso to Section 15(2) of the Act reveals that " Provided that any transfer or assignment permitted under provisions of this section shall not result in extension of time to the intending promoter to complete the real estate project and he shall be required to comply with all the pending obligations of the erstwhile promoter, and in case of default, such intending promoter shall be liable to the consequences of breach or delay, as the case may be, as provided under this Act or the rules and regulations made thereunder."
6. Since, the project "Sarvodaya City" was transferred from M/s Sarvodaya Marketing Pvt. Ltd. to M/s Concicon Construction Pvt. Ltd. under Section 15 of the RERA Act, 2016, in which there was no provision for extension of the project under reference.
7. Accordingly, the application for extension of registration of the project "Sarvodaya City" is rejected.

Place: Patna

Date: 17/08/2026

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Authorised Officer 17/8/26

File No. नि/644/2021-REG-RERA (Computer No. 149268)
Generated from eOffice by MANOJ KUMAR MADHUKAR, RERA-IT_CONS(MKM), IT CONSULTANT, Bihar Real Estate Regulatory Authority on 18/08/2026 09:24 pm

रेरा बिहार
RERA BIHAR

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex, Shastri Nagar Patna – 800023

FORM 'D'

[See rule 6(4)]

INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 325/2018/1039

Date: 17/03/2025

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar.
Patna- 800023, Bihar.

To,

Shri Devendra Narayan Singh, Director,
M/s. Concicon Construction Pvt. Ltd.,
Office at: L/001, Block- B, Om Nirmalaya Apartment,
Nageshwar Colony, Boring Road, Patna- 800001, Bihar.
Email Id: sarvocons@yahoo.co.in

Sub: Registration No: BRERAP00118-2/325/R-185(A)/2018, for extension of registration of project Sarvodaya City, Date: 03.01.2025 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 06.03.2025.

Sir,

You are hereby informed that your application for the extension of the registration of the project has been rejected for the following reasons:

- That the application for extension of registration of project Sarvodaya City, Date: 03.01.2025 is premature, as the project is valid from 31.08.2020 to 31.03.2025. With an additional nine-month extension (as per O.O. No-44, dated 09-05-2024), the registration is valid until 30.12.2025. As per Rule 6(1) of the Bihar RERA Rules, 2017, the registration may be extended upon an application submitted by the promoter within three months prior to the expiry of the registration. Therefore, your application has been rejected.

Place: Patna

Date: 17/03/2025

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Authorised Officer
17/3/25

SEAL

1

File No. नि/644/2021-REG-RERA (Computer No. 149268)
Generated from eOffice by MANOJ KUMAR MADHUKAR, RERA-IT_CONS(MKM), IT CONSULTANT, Bihar Real Estate Regulatory Authority on 23/03/2025 11:33 pm

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

सं0सं0–RERA/PRO.REG-325/2018..... पटना, दिनांक–19.01.2022

प्रेषकः–

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

सेवा में,

Shree Devendra Narayan Singh (Director)
Sarvodaya Marketing Private Limited
L/001, Block-B, Om Nirmalya Apartment,
Nageshwar Colony, Boring Road, Patna-800001
Email Id:- sarvocons@yahoo.co.in

विषय :– भू–सम्पदा विनियामक प्राधिकरण, बिहार से **SARVODAYA CITY (325)** के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंगः– **Application Id:- BRERAP00118-2/325/R-285(A)/2018**

Sir

With regard to your application for corrigendum of registration of Sarvodaya City project bearing registration no. BRERAP00118-2/325/R-285(A)/2018, you are directed to submit re-approved map of the project within one month of issuance of this letter. The map should be re-approved by competent authority. A letter in this regard was sent to you on 7/9/2021 but compliance is still awaited.

Regards

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

सं०सं०–RERA/PRO.REG-325/2018(Part)/..... पटना, दिनांक–07.08.2021

प्रेषकः–

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

सेवा में,

Shree Devendra Narayan Singh (Director),
M/s Concicon Construction Pvt. Ltd.
L/001, Block-B, Om Nirmalya Apartment,
Nageshwar Colony, Boring Road, Patna-800001
Email Id:- sarvocons@yahoo.co.in

विषय :– **भू–सम्पदा विनियामक प्राधिकरण, बिहार से Project: SARVODAYA CITY के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।**

प्रसंग :– **Application Id: RERAP181201800118-2**

Sir

With regard to your application for corrigendum in the registration certificate of Sarvodaya City project bearing registration no. BRERAP00118-2/325/R-185 (A)/2018, you are directed to submit a re-approved map of the project from the competent authority. The validity of the map submitted by you has expired.

--
Regards

Sd/-

Authorized Signatory

Real Estate Regulatory Authority,
6th Floor,
BSBCCL 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

सं०सं०–RERA/PRO.REG-325/2018(Part)/1454 पटना, दिनांक–.....2020
21/12/2020

प्रेषक:–

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

सेवा में,

Shree Devendra Narayan Singh (Director),
M/s Concicon Construction Pvt. Ltd.
L/001, Block-B, Om Nirmalya Apartment,
Nageshwar Colony, Boring Road, Patna-800001
Email Id:- sarvocons@yahoo.co.in

विषय :– **भू–सम्पदा विनियामक प्राधिकरण, बिहार से Project: SARVODAYA CITY के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।**

प्रसंग :– **Application Id: RERAP181201800118-2**

महाशय,

उपर्युक्त विषयक आपसे प्राप्त आवेदन दिनांक–07.09.2020 के संबंध में सूचित करना है कि **Sarvodaya City, Project Registration No.BRERAP00118-2/325/R-185(A)/2018** में **Plot No.-94** का **Non –Encumbrance Certificate** समर्पित नहीं किये जाने के कारण **Registration Certificate** में उसका अंकण नहीं किया जा सका है।

अतः अनुरोध है की **Plot No.-94** का कम से कम विगत दस वर्षो का **Non-Encumbrance Certificate** प्राप्त कर **Search Fee Receipt** सहित मूल रूप में समर्पित करने की कृपा की जाय।

Registration Certificate में संशोधन हेतु देय **₹1000/–** **Demand Draft** भी **RERA Bihar** के पक्ष में जमा कर उसक साक्ष्य समर्पित कराना सुनिश्चित करें।

निदेशानुसार कहना है कि उपर्युक्त के आलोक में वांछित सभी कागजात स्वहस्ताक्षरित शीघ्र कार्यालय में उपलब्ध कराना सुनिश्चित किया जाय।

विश्वासभाजन,

21/12/2020

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

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) 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 : **BRERAP00118-2/325/R-185(A)//2018**

Project Name : **Sarvodaya City (Ongoing Project)**

Project Address : **Khata No.03, Thana No. 40, Tauzi No. 5062, (Khesra No./Plot No. 82, 83, 84, 85, 86, 87, Mauza- Adampur),** Sub division/District : **Danapur, Dist – Patna.**

1. **Company M/s Concicon Construction Pvt. Ltd, having its registered office at Jairam Bhawan, Sadar Bazar, Danapurcantt, PS.- Danapur, Patna-801503, Co- Promoter- Sarvodaya Marketing Pvt. Ltd. having its registered office at L/001, Block-B, OM Nirmalya Apartment Nageshwar Colony, Boring Road, Patna-1**
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 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 (Canara Bank, Branch Name– Boring Road, Patna, Account No. 1967201001202, IFSC Code : CNRB0001967) 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 section4;
   d. The registration shall be valid for a period of....04.years....07.....Months commencing from..31/8/2020..... And ending with **2025/03/31** (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:...31/8/2020.....
Place:...Patna.....

31/8/2020

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 04y07m 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.

31/8/2020

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-325/2018/4469 Dated 31-8-2020

Copy to: Chairman RERA/ Members RERA/ M/s Concicon Construction Pvt. Ltd, Co- Promoter- Sarvodaya Marketing Pvt. Ltd.

Copy to: Branch Manager Canara Bank, Boring Road, Patna.

31/8/2020

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Dev Prakash 31-8-2020 Checked By 31-8-2020 Rechecked By 31/08/2020