

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

संस्क- RERA/PRO.REG-110/2018/.....497

पटना, दिनांक 08/07/2021

प्रेषक:-

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

सेवा में,

श्री आशिष रंजन (निदेशक),
Kuber Aashiyana Private Limited
Moti Kochwan Lane, North of DIG Residence
Bhagalpur 812001
Email-id: aranjjan201@gmail.com

विषय :- भू-सम्पदा विनियामक प्राधिकरण, बिहार से **Project: RUKMINI PALACE, BHAGALPUR** के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :- **Application Id: RERAP182201800164-1**
महाशय,

उपर्युक्त विषयक प्रसंग के आलोक में आप से प्राप्त आवेदन एवं संलग्न कागजातों के आलोक में कहना है कि निम्न कागजात/सूचनाएँ उपलब्ध कराया जाय-

- (1) आपके द्वारा उपलब्ध कराये गये कागजातों में **Front Elevation, Side Elevation and Back Side Elevations** के **Photograph** की प्रति **Block wise** और **Signature** एवं **Date** के साथ उपलब्ध नहीं कराया गया है। कृपया संबंधित **Photographs, Signature** एवं **date** के साथ प्रति उपलब्ध कराना सुनिश्चित किया जाए।
- (2) आपके द्वारा उपलब्ध कराये गये **Form-E** में **Project** के विलम्ब होने का **Actual Technical reason** नहीं दर्शाया गया है। कृपया उचित कारण के साथ **Form-E** पुनः समर्पित करना सुनिश्चित किया जाए।
- (3) आप अपने बचे हुये कार्य को निर्धारित समय के अन्तर्गत समाप्त करने के लिए आइटम वाइज कार्य को **Bar Chart** बनाकर समय के साथ प्रस्तुत करना सुनिश्चित करें।

निदेशानुसार कहना है कि उपर्युक्त के आलोक में वांछित सभी कागजात स्वहस्ताक्षरित विवरण एवं स्पष्टीकरण 07 (सात) दिनों अंदर ही कार्यालय में उपलब्ध कराना सुनिश्चित किया जाय।

विश्वासभाजन,


08/07/2021

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)]

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 : BRERAP00164-1/110/R-388/2019

Project Name : Rukmini Palace (Ongoing Project)

Project Address : NH-80-Sabour Road, Babupur Mor, (Khesra No./Plot No. 429, Khata No. 189, Thana No 27, Mauza- Sabour), Sub division/District : Bhagalpur.

1. Company Kuber Aashiyana Pvt. Ltd. having its registered office at Moti Kochwan Lane, North of DIG Residence, Bhagalpur-812001

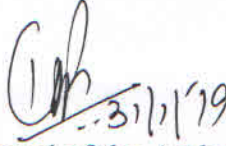
2. This registration is granted subject to the following conditions, namely :-

- 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] ;
- 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 (Bank of India, Branch Name- Tilkamanjhi Branch, Bhagalpur, Bihar Account No. 467520110000205, IFSC Code : BKID0004675 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;
- The registration shall be valid for a period of 01 years 06 Months commencing from 31.01.2019.... And ending with 2020/07/29 (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;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
- 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: 31.1.2019

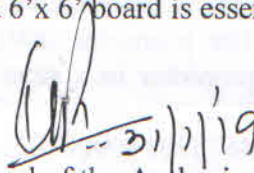
Place: Patna


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 21 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.


31/1/19

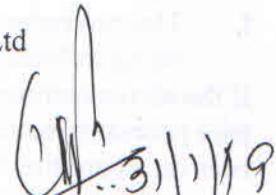
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-110/2018./.....25

Dated 31-1-2019

Copy to: Chairman RERA/ Members RERA/ Kuber Aashiyana Pvt. Ltd

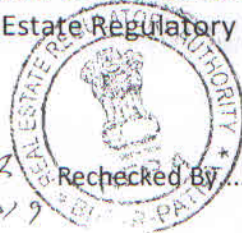
Copy to: Branch Manager Bank of India, Tilkamanjhi Branch


31/1/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By D. N. B. B. B.
31-01-19

Checked By J. P. S. S.
31-1-2019



Rechecked By Ch. S. S.
31/01/2019