REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX, SHASTRI NAGAR PATNA – 800023

Memo No.-RERA/PRO-REG-82/2024/ 404 Dated .08-07-2024

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OFPROJECT

This registration is being granted under Rule 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : **BRERAP12678-001/82/R-1727/2024**

Project Name :**PUSHPENDRA ENCLAVE, (New Project-Residential Development-G+4, (Block-A; No. of Flats: 16), (Block-B; No. of Flats: 12),** Project Address :**DighaAiims Link Road, Rupaspur, Patna, Bihar(Khesra/ Plot No-177 & 181,Khata No.-145 & 66, Thana No- 37, Mauza-Kothwan), (Net plot area of land-1035.18 sq.m.**Subdivision/District:Danapur/ Patna.

1. **A company– ADITYA MANVI INFRA PRIVATE LIMITED.having its registered office at Industrial Estate Road, Near Loyola School, Saraswati Chand Market, Hotel Sweta, Kurji More, Patna, Bihar-800010.**
2. This authority has granted this registration subject tothefollowingconditions:-
   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 **(BANK OF MAHARASTRA**, Branch Boring Road, Account No. **60486868294,** IFSC Code : MAHB0001270) 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 **04Years 05Months** commencing from **08/07/2024** and ending with **13/11/2028.**
   e. The promoter shall comply with the provisions of the Act and the Rules and Regulations made thereunder; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and Development) Rules, 2017.
   f. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to theproject.
3. Iftheabovementionedconditionsarenotfulfilledbythepromoter,theAuthoritymaytakenecessaryactionagainst the promoter including revoking the registration granted herein, as per the Act and the Rules and Regulations made thereunder.

Dated: 08/07/2024

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

NOTE:

1) Distribution of shares in the units of Project is as follows based on the Affidavit submitted jointly by both the Promoter and landowner/s:

(A)Promoter's Share:-Block-A: 1st Floor: 102, 103, 104, 3rd Floor: 301, 4th Floor: 401, 402, 403, 404, Parking Space: 102, 103, 104, 301, 401, 402, 403, 404, **Block-B**: 3rd Floor: 305, 306, 307, 4th Floor: 405, 406, 407, Parking Space: 305 306, 307, 405, 406, 407.

(B) Landowner's Share:-Block-A: 1st Floor: 101, 2nd Floor: 201,202, 203, 204, 3rd Floor: 302, 303, 304, Parking Spaces: 101, 201, 202, 203, 204, 302, 303, 304, **Block-B**: 1st Floor: 105, 106, 107, 2nd Floor: 205, 206, 207, Parking Space: 105, 106, 107, 205, 206, 207.

2) 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 revocation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land, use of title or interest of the plot over which plan is approved.

3) The above registration is valid for a period of**04 Years 05 Months**as provided in condition no. 2(d), subject to the condition that the promoter shall get the project's map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws-2014, as amended from time to time, and resubmit the same to the RERA, Bihar. Failure to submit the validated map may lead to the revocation of registration of the project by the Authority.

4) Promoter shall ensure compliance to all NOCs and obtain Occupancy Certificate from the Competent Authority as required under Bihar Building Bye Laws, 2014, as amended from time to time.

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 5'x 4' board is essential.

7) In case of any document is not found to be in order, the same should be made available immediately.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-82/2024/..404 Dated ..08/7/2024

RERA/Pro/Reg-82/2024 (New Project)

Copy to: 1. **Promoter's Name**-Aditya Manvi Infra Private Limited, **Address**-Industrial Estate Road, Near Loyola School, Saraswati Chand Market, Hotel Sweta, Kurji More, Patna, Bihar-800010,(**Email**-adityamanviprojects@gmail.com)

2. **TheBranch Manager**-Bank Of Maharastra, Boaring Road.

-For information and needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

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Copy to: IT Consultant/Technical Officer concerned for uploading a copy of it on the web portal and for forwarding a copy of it to Promoter concerned by email.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Checked by Concerned Technical Person Sri Vivek Prakash 8/7/2024 Rechecked by Concerned Incharge Sri [illegible] Sinha Rechecked by Senior Incharge Sri M. K. Shukla 8/7/24