



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/PRO-REG-77/2024/ 379

Dated ...01/07/2024

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 : **BRERAP12787-003/77/R-1708/2024**

Project Name : **Laacasa Petals (New Project)**

Promoter Name : **Laacasa Developers Private Limited.**

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-77/2024/312, dated 10.06.2024 bears Branch Name details "**Branch Name- East Boring Canal Road, S.K. Puri Patna**", Whereas It has been amended as "**Branch Name- Rukanpura, P.O.- B.V. College, Patna**".

Remaining part of the certificate will remain same and unchanged.

This issues with the approval of Competent Authority.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-77/2024/...379

Dated ..01/07/2024

RERA/Pro/Reg-77/2024 (New Project)

Copy to: 1. **Promoter Name-** Laacasa Developers Private Limited, **Address-** Agarwal Niketan, East Boring Road, S K Puri, Patna Bihar- 800001, (**Email-** laacasadevelopers@gmail.com)

Copy to: 2. **Branch Manager-** Central Bank Of India, Rukanpura, P.O.- B.V. College, Patna.

-For information and needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-77/2024/...379

Dated ..01/07/2024

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 concerned Promoter through email.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Checked by Concerned
Technical Person Sri Vivek Prakash
01/07/2024

Rechecked by Concerned
Incharge Sri U.K. Sinha
01/07/2024

Rechecked by
Senior Incharge Sri M. K. Shukla
01/07/24



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/PRO-REG-77/2024/512

Dated ...10.06.2024

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

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

Project registration number : BRERAP12787-003/77/R-1708/2024

Project Name : Laacasa Petals, (New Project-Commercial Development-(B+G+4, No of shops- 12), Project Address : Khagaul Road , Near Ranjan Petrol Pump (Khesra/ Plot No-761, Khata No.-257, Thana No- 36, Mauza-Mustafapur), (Net plot area of land-791.72 Sq. M).

Sub division/District : Danapur, Bihta.

1. A company- Laacasa Developers Private Limited.having its registered office at Agarwal Niketan, East Boring Road, S K Puri, Patna Bihar- 800001.

2. This authority has granted this registration subject to the following conditions:-

- 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 Section17;
- 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 (Central Bank Of India, Branch Name-East Boring Canal Road, S.K. Puri Patna, Account No. 5514442189, IFSC Code : CBIN0282384) 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;
The registration shall be valid for a period of 03Years 07 Months commencing from 10/06/2024..... And ending with 31/12/2027.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; along with details as prescribed under Rule 16 (1) (a) (b) (c) (e) of Bihar Real Estate (Regulation and Development) Rule, 2017.
- 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: 10.6.2024

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

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

(A) **Promoter's Share:-** Ground floor: G-02, 2nd floor: Unit no. 21, 22, 23, 4th floor: Unit no. 41, 42, 2/3rd area of open terrace
(B) **Landowner's Share:-** Ground floor: Unit no. G-01, 1st floor: Unit no. 11, 12, 3rd floor: Unit no. 31, 32, 33, 1/3rd area of open terrace.

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 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.

3) The above registration is valid for a period of 03 Years 07 Months as provided in 2(d), 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-2014, as amended from time to time, and resubmit the same to the RERA, Bihar. Failure in submitting 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 Permission 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 found to be not 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-77/2024/...312

Dated ...10/06/2024

RERA/Pro/Reg-77/2024 (NewProject)

Copy to: 1. **Promoter Name-** Laacasa Developers Pvt. Ltd., **Address-**Agarwal Niketan, East Boring Road, S K Puri, Patna Bihar- 800001, (**Email-**laacasadevelopers@gmail.com)

Copy to: **Branch Manager-**Central Bank Of India, East Boring Canal Road, S.K. Puri Patna.

-For information and needful please.



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Memo NO-RERA/PRO-REG-77/2024/...312

Dated ...10/06/2024

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 concerned Promoter through email.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Vivek prakash
Checked by Concerned
Technical Person Sri Vivek Prakash

U. R. Sinha
Rechecked by Concerned
Incharge Sri U. R. Sinha

M. K. Shukla
Rechecked by
Senior Incharge Sri M. K. Shukla