REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/PRO-REG-03/2024/....301..... Dated ...07/06/2024

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 : BRERAP12586-001/03/R-1699/2024

Project Name : RAGHUVAR COMPLEX[New Project- Residential Cum Commercial Project, having 04 Towers, namely, Tower-01 (G+8), Tower-02 (B+G+7), Tower-03 (G+7) and Tower-04 (G+8)], Total no. of flats= 296 and Total no. of convenience shops= 03

Project Address :Near Devi Asthan, Ramashish Path, Khagaul Road, Mustafapur,Danapur, Patna, Bihar [Khesra/ Plot No- 596, 580, 593, 594, 595, 592, 591, 590, 589, 600, 601 (P), Khata No.- 277, 190, 197, 260, 270, 170, 180, 177, 195, 191, Thana no.- 36, Mauza- Mustafapur), Total Net plot area as per Sanctioned map = 11490.78 sq.m.],Sub division/District : Danapur, Patna

1. A Partnership Firm - Kumar Construction, having its registered office at- Ground Floor, Mangal Market, Sheikhpura, Bailey Road, Patna
2. This authority has granted this registration subject to the following conditions:-
   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 **(Indian Bank**, Branch Name-**Sheikhpura, Patna,** Account No.-**7550482441,** IFSC Code- **IDIB000P615**) 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 01 Months** commencing from – 07/06/2024 and ending with **04/07/2028.**
   e. 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.
   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: .07.6.2024
Place: ...Patna

Sanjeev 7/6/24

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

File No. RERA/Pro/Reg-03/2024(NewProject) (Computer No. 346020)
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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:-Tower1:** Flat nos.- 403, 601, 603, 701, 702, 703, 801, 802, 803, Shop no.-02, **Tower2:** Flat nos.- 111, 112, 211, 311, 312, 412, 501, 502, 503, 504, 511, 601, 602, 603, 604, 606, 608, 701, 702, 703, 705, 706, 707, 709, 710 & 712, **Tower3:** Flat nos.- 105, 106, 107, 108, 111, 113, 114, 115, 116, 205, 206, 207, 208, 210, 212, 214, 215, 216, 305, 308, 310, 312, 313, 314, 315, 316, 401, 402, 403, 404, 405, 408, 412, 501, 502, 503, 504, 505, 507, 508, 510, 512, 513, 514, 515, 516, 601, 602, 603, 604, 605, 606, 607, 608, 610, 611, 612, 613, 614, 615, 616, 702, 705, 706, 707, 708, 709, 711, 712, 713, 714, 715, 716 & Parking nos.= 117 and **Tower4 (LIG & EWS):** Flat nos.-All 76 LIG & EWS Flats.

B) **Landowner's share:** Flat nos.- 501, 301, 302, Shop no.-01, Flat nos.- 101, 103, 201, 202, 203, 303, 401, Shop no.-03, Flat nos.- 402, 602, 102, 502, 503, **Tower2:** Flat nos.- 512, 605, 302, 411, 105, 106, 202, 203, 204, 303, 304, 704, 308, 409, 410, 506, 107, 510, 309, 610, 103, 207, 212, 307, 210, 310, 708, 110, 607, 101, 507, 508, 505, 609, 509, 301, 305, 306, 201, 205, 206, 611, 612, 711, 102, 104, 408, 109, 208, 108, 209, 401, 402, 403, 404, 405, 406, 407, **Tower3:** Flat nos.- 302, 304, 306, 406, 407, 213, 109, 301, 303, 101, 103, 110, 112, 201, 202, 203, 204, 413, 414, 415, 416, 703, 704, 710, 409, 410, 307, 701, 506, 209, 211, 309, 311, 411, 509, 511, 609, 102, 104 & Parking nos.= 112.

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 **04 Years 01 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-03/2024/...201..... Dated ...07/06/2024
RERA/Pro/Reg-03/2024 (New Project)

Copy to: 1. **Promoter Name**-Kumar Construction, **Address**-Ground Floor, Mangal Market, Sheikhpura, Bailey Road, Patna (**Email**- kumarconstruction1992@gmail.com)
Copy to: **Branch Manager**-Indian Bank, Sheikhpura, Patna.
-For information and needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Ar. Mona Kaushiki 7/6/24
Checked by Concerned Technical Person-
(Mona Kaushiki)

7/6/2024
Rechecked by Concerned Incharge-
(U. K. Sinha)

07/6/24
Rechecked by Senior I ncharge-
(Mithilesh K. Shukla)

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