



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: 41/2018/1185-

Date: 29.04.2025

From:

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

To,

Shri Alok Kumar, Director,
Ujjwal Homes Pvt. Ltd.,
Office at: Subhash Nagar,
Khemanichak, New Bypass Road,
Hanuman Nagar, Patna- 800027,
Bihar.
Email Id: ujjawalhomes@gmail.com
Contact No: 9204052401

Sub: Registration No: BRERAP00124-1/41/R-104/2018, for extension of registration of project Ujjwal City,
Date: 31.03.2024 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act,
2016 held on 17.04.2025.

Sir,

You are hereby informed that your application for extension of registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. As per Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024, [Regulation 10] the promoter is directed to pay an Application charge of Rs. 20,00,000/- for extension of registration under section 6.
2. Deposit the penalty amount of Rs. 1,00,000/- which was imposed on your project for non-submission of the QPR vide letter no-RERA/TE/QPR/75/2023-1405 dated 15/09/2023.

Place: Patna

Date: 29/04/2025

SEAL



K. Nivastava
Authorised Officer

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

FORM 'F'

[See rule 6(4)]

EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6, to the following project:

Project registration number : BRERAP00124-1/41/R-104/2018
Project Name : Ujwal City (Ongoing Project)
Project Address : Sahogi More, Sampatchak, Patna-Gaya Road, (Khesra/Plot No-291, 292, 302 & 312, , Khata No-247, 252, Mauza-Sahogi),
Sub division/District : Phulwari, Dist.- Patna.

1. Company Ujwal Homes Private Limited, having its registered office at Subhash Nagar, Khemanichak, New Bypass Road, Hanuman Nagar, Patna-800027

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

- (i) 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;
- (ii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause(1) of sub-section(2) of section 4;
- (iii) The registration shall be extended by a period of **One Year (After the period of grace of nine months)** [days/weeks/months] and shall be valid until **09-05-2024**
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- (vi) 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.
- (vii) Due to Covid-19 non availability of materials & Labour.

Dated: 26/4/2023

Place: Patna



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-41/2018.../2.07

Dated 26/4/2023...

Copy to: Chairman RERA/ Members RERA/ Ujjwal Homes Private Limited.

Copy to: Branch Manager Bank of India, Kankarbagh, Patna



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By...
24/04/2023

Checked By...
24/04/23

Rechecked By...
24/04/2023

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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 to the following project under

Project registration number : BRERAP00124-1/41/R: 24.7/2018

Project Name : Ujjwal City (Ongoing Project)

Project Address : Sahogi More, Sampatchak, Patna- Gaya Road, (Khesra No./Plot No 291, 292, 302 & 312, Khata No.- 247, 252, Mauza- Sohagi) Sub division: Fulwari, Dist - Patna.

1. Company Ujjwal Homes Private Limited. having its registered office Subhash Nagar, Khemanichak, New Bypass Road, Hanuman Nagar, Patna-800027
2. This 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 section 17;
 - 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 India, Branch Name- Kankarbagh, Account No. 442320110000344, IFSC Code : BKID0004423,) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
 - d. The registration shall be valid for a period of 04 years 01 Months commencing from 24.07.2018 And ending with 2022/08/10 (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 here in, as per the Act and the rules and regulations made there under.

Dated: 24.07.2018
Place: PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



NOTE:

- 1) This registration no. 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 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 4.5.1.5 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, so cannot be sold.

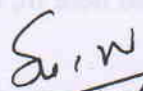
Memo NO-RERA/PRO-REG-41/2018./..2.3.4

Dated ...24-7-2018


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Ujjwal Homes Private Limited./ Gram Panchyat Raj Sonagolapur.

Copy to: Branch Manager Bank Of India , Kankarbagh Patna, With reference to 2c above account in light of RERA act 2016


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

