

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

सं०सं०—RERA/PRO.REG-05/2021/.....

पटना, दिनांक—07.10.2021

प्रेषक:—

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

सेवा में,

Shree Sudhir Kumar (Partner)  
Winsome Builders & Associates  
202, Shanti Heritage Rukanpura,  
Bailey Road, P.S.- Rupaspur Patna-800014  
Email Id:- info@winsomebuilders.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से **Project: WINSOME SIGNATURE** के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :— **Application Id: BRERAP00883-5/05/R-1135/2021**

Sir

With regard to your application for change in bank account of the Winsome Signature project bearing registration no. BRERAP00883-5/05/R-1135/2021, you are directed to submit the following documents/information within a week of issuance of this letter failing which the request would be turned down.

1. Date of opening of initial bank account and its proof.
2. Total amount collected in this account along with the supporting account statement.
3. Amount transferred to the new bank account and its proof.
4. Copy of the quarterly progress report of the registered project.
5. Certificate from Architect and CA that amount spent so far is in consonance of the works done in the project.

--

**Regards**

**Sd/**

**Authorised Signatory**

Real Estate Regulatory Authority,  
6th Floor,  
BSBCCL Campus,  
Hospital Road, Shastri Nagar  
Patna-800023, Bihar

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> /6<sup>TH</sup> 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 : BRERAP00883-5/05/R...11.3.5.. /2021

Project Name : Winsome Signature (New Project),

Project Address : Near Palm View Hospital Behind of Rounak Puskar  
Appartment Nandanpuri, Rajeev Nagar, B V College (Khesra/ Plot No-802(P), Khata No.- 13,  
Thana No.- 11, Mauza-Khajpura), Sub division/District : Patna.

1. Company Winsome Builders & Associates, having its registered office at 202, Shanti Heritage Rukanpura, Bailey Road, P.S- Rupaspur, Patna-800014
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 Baroda, Branch Name-Ashiana More, Patna, Account No. 31210200001589, IFSC Code : BARB0ASHPAT) 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;
  - d. The registration shall be valid for a period of 02 years 11 Months commencing from 12/2/2021 And ending with 2023/12/31 (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: 12/2/2021


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 02 Y 11 M 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.
- 7) In case of any papers not found in order, the same should be made available within one month.

  
12/2/21

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-05/2021..1143


Dated ...12/02/2021

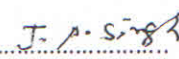
Copy to: Chairman RERA/ Members RERA/ Winsome Builders & Associates.


Copy to: Branch Manager Bank of Baroda, Ashiana More, Patna

  
12/2/21

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By   
12-02-2021

Checked By   
13-2-2021

Rechecked By   
12/02/2021