

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-236/2018/.....

पटना, दिनांक—.....2021

प्रेषक:—

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

सेवा में,

Shree Dinesh Kumar Tiwari (Director),
Technoculture Building Centre Private Limited,
417 & 419, 4th floor, Ashiana Tower,
Exhibition Road, Patna-800001
Email Id:- advravishankarphc@gmail.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से Project: VASTU VIHAR
AIIMS-1 के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :— Application Id: BRERAP00015-10/236/R-330/2019

Sir

With regard to your application for extension of registration period of the project titled Vastu Vihar AIIMS -1 bearing registration no. BRERAP00015-10/236/R-330/2019, you are requested to submit the following documents within a week of issuance of this letter

- 1. Re-approved map by competent authority of the area where the project is coming up. This is required as per section 9 of the Bihar Building Bye-laws, 2014.**
- 2. Photographs with date and stamp of the company showing progress in the project. The photographs should be taken from front, rear and side angles so that the progress could be assessed.**
- 3. A detailed plan with a bar chart showing the details of works to be completed.**

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Regards:

Sd/-

Authorised Signatory

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

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /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 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP00015-10/236/R-330/2019
Project Name : Vastu Vihar AIIMS-1 Project -6 (Ongoing Project)
Project Address : Bhushaula, Danapur, Patna, (Khesra No./Plot No. 417(P), 423(P), 1666(P), Khata No. 244, 267, 301, Thana No. 40, Mauza- Bhushaula) ,
Sub division/District : Danapur, Dist-Patna.

1. Company Technoculture Building Centre Pvt. Ltd. having its registered office at 417 & 419, 4th Floor, Ashiana Towers, Exhibition Road, Patna-800001

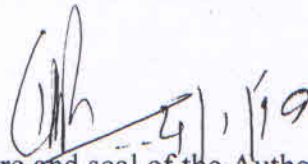
2. This registration is granted subject to the following conditions, namely :-

- 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 section 17;
- 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 (Axis Bank, Branch Name- Patna, Account No. 918020004954053, IFSC Code : UTIB0000142) 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;
- The registration shall be valid for a period of 01 years 06 Months commencing from 4/1/2019 And ending with 2020/06/30 (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;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
- 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.

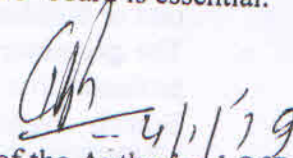
Dated: 4/1/2019

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 01 Year 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.

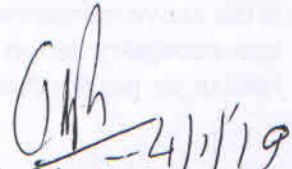

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-236/2018/113

Dated 4-1-2019

Copy to: Chairman RERA/ Members RERA/ Technoculture Building Centre Pvt. Ltd.

Copy to: Branch Manager Axis Bank, Patna.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By J. N. Prakash

Checked By J. P. Singh

Rechecked By [Signature] 4/1/2019