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-804/2019/1366 पटना, दिनांक– 25-3-2020

प्रेषकः–

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

सेवा में,

श्री दिनेश कुमार तिवारी (निदेशक)
Technoculture Building Centre Pvt. Ltd.,
417 & 419, 4th Floor, Ashiana Towers,
Exhibition Road, Patna-800001
Email-id: advravishankarphc@gmail.com

विषय :– भू–सम्पदा विनियामक प्राधिकरण, बिहार से Project: VASTU VIHAR SAMASTIPUR PHASE 02, SAMASTIPUR के निबंधन पत्र में संशोधन हेतु आप से प्राप्त आवेदन के संबंध में।

महाशय,

उपर्युक्त विषयक आप से प्राप्त बैंक खाता संशोधन हेतु आवेदन/कागजातों के संदर्भ में कहना है कि निम्न कागजात/सूचनाऐं उपलब्ध करायी जाय–

(1) Detailed Bank Account Statement (up to date) which has been mentioned in the registration Certificate should be submitted.

(2) A Certificate from the Chartered Accountant (with UDIN) should be furnished that how much of amount was withdrawn for the registered project and how much of that has been spent so far, for the registered project.

(3) An Affidavit from the promoter should be furnished that the balance amount has been/would be deposited in the new Bank Account which would now be used for this project.

(4) Supporting statement of the new Bank Account (With Bank name and Branch, IFSC) issued by the bank in which the balance amount has been/would be deposited should be submitted.

निदेशानुसार कहना है कि उपर्युक्त के आलोक में वांछित सभी कागजात स्वहस्ताक्षरित विवरण 15 (प्रंदह) दिनों के अंदर कार्यालय में उपलब्ध कराना सुनिश्चित किया जाय।

विश्वासभाजन,

24/03/2021

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

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 : **BRERAP00015-25/804/R-897 /2020**

Project Name : **Vastu Vihar Samastipur Phase 02 (New Project)**

Project Address : **Harpur Allouth, Samastipur Road, P.S.- Mushrigharari (Khesra/Plot No- 795, 787, 987, 791, 997, 790, Khata No- 291, 292, 319, 302, 275, 276, Thana No- 164/3, Mauza- Harpur Allouth),** Sub division/District : **Samastipur.**

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 :-
   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 (Axis Bank Ltd, Branch Name– Patna, Account No. 918020085034642, IFSC Code : UTIB0002579) 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 section4;
   d. The registration shall be valid for a period of...03...years...10...Months commencing from..11/2/2020..... And ending with **2023/11/30** (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;
   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:..11/2/2020.....
Place:....Patna...

11/2/2020

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 ODY 10M 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.

11/2/2020

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-804/2019/1132 Dated 11.2.2020

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

Copy to: Branch Manager Axis Bank Ltd, Patna

11/2/2020

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..Dev Prakash 10-02-2020

Checked By..J.P. Singh 14-2-2020

Rechecked By..11/02/2020