



REAL ESTATE REGULATORY AUTHORITY, BIHAR
 4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,
 Shastri Nagar Patna – 800023

Letter No. 223/2022/1600

Patna, Date: 13.09.2024

To
 The Inspector General of Registration
 Vikash Bhawan, Bailey Road,
 Patna-800001, Bihar.

Subject: Request to Halt Registration of Agreements/Sale Deeds for "Vastu Vihar Motihari Phase-III" Project by Technoculture Building Centre Pvt. Ltd.

Respected Sir/Madam,

I am writing to bring to your immediate attention a critical issue concerning the "Vastu Vihar Motihari Phase-III" project by Technoculture Building Centre Pvt. Ltd. This matter pertains to a letter received from the Promoter of Technoculture Building Centre Pvt. Ltd., dated 29th July 2024, which arrived via Speed Post on 2nd August 2023. (Copy of letter attached)

In this letter, the Promoter disclosed that the company had engaged a consultant named Mr. Kumar Akshay, with an office at Rajpur Noda-I Road, Hariharpur near Bodh Gaya, Bihar (Mobile No: 9162804630), who was responsible for obtaining map sanctions from the competent authority on a commission basis.

The Promoter further stated that the company, which has several projects across Bihar, regularly utilized Mr. Akshay's services to secure map approvals by providing the necessary documents and paying a commission or fee. For the "Vastu Vihar Motihari Phase-III" project, the company had entrusted the consultant with obtaining the map sanction, for which they provided the required documents and payment. The consultant subsequently provided a purportedly sanctioned map to the company.

However, it has recently come to light that the maps/plans for both "Vastu Vihar Motihari Phase-III" and "Vastu Vihar Gaya Phase-VII" were not

Website: <https://rera.bihar.gov.in>, Phone Number: 0612-2291015, 0612-2291014, 7321864333
 E-mail ID: [reg.rerabihar\[at\]gmail\[dot\]com](mailto:reg.rerabihar[at]gmail[dot]com)

1

(Signature)
 13/9/24

Page 1 of 2



sanctioned by the concerned competent authority. This is of particular concern as a provisional registration certificate for "Vastu Vihar Motihari Phase-III" had been issued on 10th March 2023, with the condition that any deficient documents be submitted within a stipulated time period.

In light of these developments, and to prevent any further legal and financial implications, I hereby request that the registration of any agreements or sale deeds related to the "Vastu Vihar Motihari Phase-III" project be halted immediately. This action is necessary to protect the interests of potential allottees and to ensure that no further transactions occur based on potentially fraudulent documentation.

Details of the Project:

Promoter Name: Technoculture Building Centre Private Limited.

Project Name: Vastu Vihar Motihari Ph-03

Project Address: Kisunpur Piprakothi (Khesra/ Plot No- 814, Khata No.- 18, Thana No-182, Mauza- Kisunpur, Motihari, District: East Champaran, Bihar. (Copy of the Provisional Registration Certificate of the project attached herewith for reference).

Your prompt response and action on this matter will be highly appreciated.

Thank you for your attention and understanding.

Date: 13.09.2024

Place: Patna

Your Sincerely

K. Sivastava
Authorised Signatory
13/9/24



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)]

PROVISIONAL 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 : BRERAP00015-92/223/R-1537/2023

Project Name : Vastu Vihar Motihari PH-03 (New Project-Residential Development)- (G+1, G+3, Total No of Flats-41), Project Address : Kisunpur Piprakothi (Khesra/ Plot No- 814, Khata No.- 18, Thana No-182, Mauza- Kisunpur), (Total Area of Land-3117.19 Sq. M).

Sub division/District : Motihari, Dist.- East Champaran

1. A Company Firm- Technoculture Building Centre Private Limited, 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 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 (HDFC Bank, Branch Name- Exhibition Road, Patna, Account No. 50200045997198, IFSC Code : HDFC0000186) 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 00 Years 03 Months commencing from 10/01/2023 And ending with 10/06/2023 (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; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.

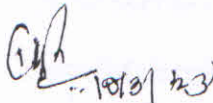
f. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

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: 10/01/2023

Place: Patna



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

- 1) The promoter of the project has purchase entire land of the project in the name of the promoter hence the entire flats and bungalows are in the shares of Promoter exclusively available for marketing and selling.
- 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) 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.
- 4) The above registration is valid for a period of **00 Years 03 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 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.
- 5) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 6) Open Parking area comes in common area, and as such it cannot be sold.
- 7) At the project construction site, display of project details on a 5'x 4' board is essential.
- 8) In case of any papers not found in order, the same should be made available within one month.
- 9) This provisional registration of the project is being issued subject to the condition that the following deficiencies would be submitted within the stipulated time period-as (i) Hindi translated version of Kramik Khatian, (which is in Kaithi, can't be deciphered,) and Vanshavali. (ii) LPC of remaining area of 24.09 Decimal is still required on the plea that the area has been transferred to another mauza and it would be issued after updation of records, or alternative to give us letter from the concerned authority of concerned district that LPC of remaining area can't be provided as its transfer to another mauza requires updation.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-223/2022../1.02.
RERA/PRO-REG/Master File/Misc/115/2021

Dated ...10/03/2023

Copy to: Chairman RERA/ Members RERA/ Technoculture Building Centre Private Limited

Copy to: Branch Manager HDFC Bank, Exhibition Road, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By...
10/03/2023

Checked By...
10/03/2023

Rechecked By...
10/03/2023