



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo-No.-RERA/PRO-REG-79/2024/...318

Dated:-...10/06/2024

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is being granted under Rule 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP00015-136/79/R-.....1709/2024
Project Name : VASTU VIHAR SASARAM PH-04 EXT-01. (Simplex-04 Nos. (SE-03 to 06), Project Address : Mauza-Tetari, (Khesra/ Plot No-506, Khata No.-41, Thana No.- 148, (Total Net Plot Area of Land-632.52 Sq. M). Sub division/District: Rohtas, Dist.-Sasaram.

1. A Company- Technoculture Building Centre Private Limited having its registered office at 417 & 419, 4th Floor, Ashiana Towers, Exhibition Road, Patna, Bihar- 800001.
2. The authority has granted this registration 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, Bimla Sadan, Patna-800001, Account No. 50200076315104, 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 01 Years 06 Months commencing from...10/06/2024.... And ending with 21/10/2025 unless extended by the Authority in accordance with the Act and the rules made thereunder;
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) Rules, 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 thereunder.



Dated: 10.6.2024
Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

- 1) All are promoter share 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) The above registration is valid for a period of **01 Years 06 Months** as provided in 2(d), subject to the condition that the promoter shall get the project's validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws-2014, as amended time to time and resubmit the same to the RERA, Bihar. Failure to submit the validated map may lead to the revocation of registration of the project by the Authority.
- 4) Promoter shall ensure compliance to all NOCs and obtain Occupancy Certificate 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 5'x 4' board is essential.
- 7) In case of any document is not found to be in order, the same should be made available immediately.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-79/2024.../13/13
RERA/Pro/Reg-79/2024(New Project)

Dated10/06/2024

Copy to:- (i) **Promoter Name:-** Techno culture Building Centre Private Limited, **Address:-** 417 & 419, 4th Floor, Ashiana Towers, Exhibition Road, Patna, Bihar- 800001
(Email-advravishankarphc@gmail.com)

(ii) **Branch Manager:-** HDFC Bank, Branch Name- Exhibition Road Patna, Bimla Sadan, Patna- 800001.

-for information & needful please



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-79/2024.../13/13

Dated ..10/06/2024

Copy to:- IT Consultant/Technical Officer concerned for uploading a copy of it on the web portal and for forwarding a copy of it to concerned Promoter through email.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Aditya Shashank
10/06/2024
Checked by Concerned
Sri Aditya Shashank Incharge

Checked by Concerned
Sri C. K. Sinha

Rechecked by Technical Person
Senior Incharge Sri M.K. Shukla