



# 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

Dated:- 04/09/2024

Memo-No.-RERA/PRO-REG-94/2024/...568

## Addendum to Form C

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

Project registration number : BRERAP00016-8/94/R-1721/2024  
Project Name : Kumar Capital Green, (1B+G+17): Total No.Flats-188, Project Address : Mauza-KhilchipurDigha, (Khesra/ Plot No-3177, 3185, 3186, 3187, 3188, 3192, 3195, 3196, 3184, 3148, 3149, 3150, 3176, Khata No.-841, 856, 876, 888, 953, 971, 1123, 1133, 1838, Thana no.-01, (Total Net Plot Area of Land-14234.67 Sq. M). Sub division/District: Dist.- Patna.

A Company - Kumar Buildcon Pvt Ltd having its registered office at 201, N.P.Center, New Dakbunglow Road, Patna, Bihar, Pin-800001.

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-594/2024/381 dated 01.07.2024 had two conditions in note 8 & 9 which were as follows:

- 8) Promoter shall submit the corrected Fire NOC mentioning all the plot numbers of the project along with Khata No. and Thana No. within three months from the date of registration of the project.
- 9) Promoter shall submit the corrected AAI NOC mentioning all the plot numbers of the project along with Khata No. and Thana No. within three months from the date of registration of the project.

After submission of the documents, the condition mentioned in note 8 & 9 are being omitted from the Form C.

Remaining part of the certificate will remain unchanged.

This issues with the approval of Competent Authority.

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Dated ... 04/09/2024

Memo NO-RERA/PRO-REG-94/2024/...568

RERA/Pro/Reg-94/2024(NewProject)

Copy to:- (i) **Promoter's Name:-** Kumar Buildcon Pvt Ltd, **Address:-** 201, N.P.Center, New Dakbunglow Road, Patna, Bihar, Pin-800001, (**Email-**kumarbuildcon@gmail.com)

(ii) **The Branch Manager:-** IDBI Bank, Patliputra Branch.

-for information & needful please

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Dated... 04/09/2024

Memo No.-RERA/PRO-REG-94/2024/ 568

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 Promoter concerned by email.

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Aditya Shashank  
04/09/2024

Checked by Concerned

Technical Person Sri Aditya Shashank Incharge Sri U. K. Sinha

Checked by Concerned

Senior Incharge

Rechecked by

Sri M.K. Shukla K.K. Sinha





# 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

Memo-No.-RERA/PRO-REG-94/2024/.....

Dated:- 01/07/2024

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 : BRERAP00016-8/94/R-1721/2024

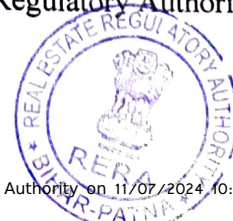
Project Name : Kumar Capital Green, (1B+G+17): Total No. Flats-188, Project Address : Mauza- Khilchipur Digha, (Khesra/ Plot No-3177, 3185, 3186, 3187, 3188, 3192, 3195, 3196, 3184, 3148, 3149, 3150, 3176, Khata No.-841, 856, 876, 888, 953, 971, 1123, 1133, 1838, Thana no.-01, (Total Net Plot Area of Land-14234.67 Sq. M). Sub division/District: Dist.- Patna.

1. A Company-Kumar Buildcon Pvt Ltd having its registered office at 201, N.P.Center, New Dakbungalow Road, Patna, Bihar, Pin-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 (**IDBI Bank, Branch Name- Patliputra Branch, Account No. 2039102000007962, IFSC Code : IBKL0002039**) 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 **6 Years 09 Months** commencing from 01/07/2024 And ending with 05/03/2031 (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) 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 there under.

Dated: 01-7-2024

Place: Patna

(Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority





**NOTE:**

1) Distribution of share in the units of project is as follows based on the affidavit submitted jointly by both the promoter and landowner/s.

**A) Promoter Share:-** Tower 1:- Flat no- 103, 201, 203, 204, 401, 402, 403, 404, 601, 602, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 1001, 1002, 1003, 1201, 1202, 1203, 1401, 1402, 1403, 1601, 1603, Tower 2:- Flat no- 301, 302, 303, 304, 404, 601, 602, 603, 604, 701, 703, 704, 801, 802, 803, 804, 901, 902, 1001, 1002, 1003, 1004, 1201, 1202, 1203, 1204, 1401, 1402, 1403, 1404, 1601, 1603, Tower 3- Flat no- 101, 102, 201, 203, 401, 402, 403, 404, 601, 602, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 901, 902, 903, 904, 1001, 1002, 1003, 1004, 1201, 1202, 1203, 1204, 1502, 1504. **Parking space:- 99 + C.Store (Ground) - G-02, Area 308 out of 616 Sqft. from east side, C. Store (Ground floor) - G-03, Area 468 Sqft.**

**B) Landowner Share:-** Tower 1:- Flat no- 101, 102, 104, 301, 302, 303, 304, 501, 502, 503, 504, 901, 902, 903, 904, 1004, 1104, 1101, 1102, 1103, 1204, 1301, 1302, 1303, 1304, 1404, 1501, 1502, 1503, 1504, 1602, 1604, Tower 2:- Flat no- 101, 102, 103, 104, 201, 202, 204, 401, 402, 403, 501, 502, 503, 504, 702, 903, 904, 1101, 1102, 1103, 1104, 1301, 1302, 1303, 1304, 1501, 1502, 1503, 1504, 1602, 1604, Tower 3:- Flat no- 103, 104, 202, 204, 301, 302, 303, 304, 501, 502, 503, 504, 1101, 1102, 1103, 1104, 1301, 1302, 1303, 1304, 1401, 1402, 1403, 1404, 1501, 1503. **Parking Space:-95+ C. Store(Ground) - G-02, Area 308 Sqft out of 616 Sqft from west side, C. Store (Ground floor) - G-04, Area 468 Sqft.**

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 revocation 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 **6 Years 09 Months** as provided in condition no. 2(d), subject to the condition that the promoter shall get the project's map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws-2014, as amended from 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, as amended from time to time.

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.

8) Promoter shall submit the corrected Fire NOC mentioning all the plot numbers of the project along with Khata No. and Thana No. within three months from the date of registration of the project.

9) Promoter shall submit the corrected AAI NOC mentioning all the plot numbers of the project along with Khata No. and Thana No. within three months from the date of registration of the project.

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-94/2024./381

Dated ...01/07/2024

RERA/Pro/Reg-94/2024 (New Project)

Copy to:- (1) **Promoter's Name:-** Kumar Buildcon Pvt Ltd, **Address:-** 201, N.P.Center, New Dakbunglow Road, Patna, Bihar, Pin-800001, **(Email:-** kumarbuildcon@gmail.com)

(ii) **The Branch Manager:-** IDBI Bank, Patliputra Branch.

-for information & needful please.

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



Memo No.-RERA/PRO-REG-94/2024/381

Dated...01/07/2024

✓ 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 Promoter concerned by email.

Aditya Shashank  
01/07/2024

Checked by Concerned

Technical Person Sri Aditya Shashank

01/07/2024

Checked by Concerned

Incharge Sri U. K. Sinha

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Rechecked by

Senior Incharge Sri M.K. Shukla