

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

FORM 'F'

[See rule 6(4)]

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6, to the following project:

Project registration number : BRERAP00021-1/522/R-447/2019

Project Name : South City Centre (New Project)

Project Address : (Khesra/Plot No-297, Khata No-145, Thana No-38, Mauza-

Nohsa), Sub division/District : Phulwarisharif, Dist.- Patna.

1. Company-Shivam Heights and Infra. having its registered office at 1st Floor, Sisodia Palace, East Boring Canal Road Near Gorakhnath Complex, Patna-800001

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

- (i) 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;
- (ii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank 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;
- (iii) The registration shall be extended by a period of One Year Nine Months (Including Force Majeure Period) [days/weeks/months] and shall be valid until 04-09-2023
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- (vi) 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.
- (vii) Due to Covid-19 non availability of materials & Labour.

Dated: 19/10/2022

Place: Patna

19/10/22

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-522/2018.../830

Dated 19.10.2022

Copy to: Chairman RERA/ Members RERA/ Shivam Heights and Infra

Copy to: Branch Manager IDBI Bank, Kashi Palace, Patna



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

[Handwritten signature]
19/10/22

Typed By... *[Handwritten signature]*

18/10/2022

Checked By...

[Handwritten signature]
18/10/22

Rechecked By...

[Handwritten signature]
18/10/22

भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा / छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

Letter— RERA/PRO.REG-522/2019/.....

Patna, dated—30.09.2022

From,

Authorised Officer,
Real Estate Regulatory Authority,
Bihar, Patna.

To,

Shree Chandan Rungta (Partner)
Shivam Heights and Infra
Patna- 800001
Email Id: - rungta.chandan@gmail.com

**Subject :- Regarding Registration of Project- SOUTH CITY CENTRE,
Application Id. No. - RERAP2311201700021-1/ F. No.-522/2019.**

Sir

With reference to above, it is to inform that during scrutiny of your application for the registration of South City Centre project bearing application no RERAP2311201700021-1 following document has not been made available with the application.

1. Please submit the Plan of the present status of construction of the project showing the stage of development works undertaken till date.

It is requested to submit the above said documents within three working days, failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail.

Yours Sincerely
Sd
Authorised Signatory

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 : BRERAP00021-1/522/R-...../2019

Project Name : South City Centre (New Project)

Project Address : (Khesra/Plot No-297, Khata No 145, Thana No 38, Mauza-Nohsa, Sub division/District : Phulwarisharif, Dist.- Patna.

1. Company Shivam Heights and Infra. having its registered office at 1st Floor, Sisodia Palace, East Boring Canal Road Near Gorakhnath Complex, 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 (IDBI Bank, Branch Name- Kashi Place, Patna, Account No. 0065102000037305, IFSC Code : IBKL0000065 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 02 years 10 Months commencing from 2019/12/04 And ending with 2021/12/04 (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: 20/12/2019

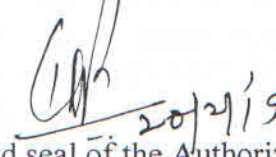
Place: Patna

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 02 Years 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

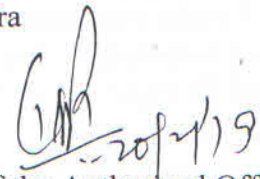
Memo NO-RERA/PRO-REG-522/2018./12.46


Dated ...20/02/2019...


Copy to: Chairman RERA/ Members RERA/ Shivam Heights and Infra


Copy to: Branch Manager IDBI Bank, Kashi Place, Patna




Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By...
18/02/19

Checked By...
18/2/2019

Rechecked By...
18/2/2019