



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,  
Shastri Nagar Patna – 800023

## FORM 'D'

[See rule 6(4)]

### INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 94/2018 / 1189

Date: 07.05.2025

From:

The Real Estate Regulatory Authority,  
4<sup>th</sup> & 6<sup>th</sup> Floor,  
Bihar State Building Construction Corporation Campus,  
Hospital Road, Shastri Nagar,  
Patna- 800023, Bihar.

To,

Shri Anil Kumar, Managing Director,  
Super City Builders Pvt. Ltd.,  
Office: 101 City Plaza,  
M 24 Road No 26, Sk Nagar,  
Patna- 800001, Bihar.  
Email Id: [projects@supercitybuilders.com](mailto:projects@supercitybuilders.com)  
Contact No: 9661111744

Sub: Registration No: BRERAP00092-2/94/R-147/2018, for extension of registration of project Mannat City Phase- 03, Date: 25.01.2024 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 17.04.2025.

Sir,

You are hereby informed that your application for extension of registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. An authenticated Scanned full-size copy of the re-approved map along with a permit letter issued by the competent authority as the older map was approved by Mukhia which is not valid now.
2. As per Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024, [Regulation 10] the promoter is directed to pay an Application charge of Rs. 20,00,000/- for extension of registration under section 6.
3. As per Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024, [Section 11] The promoter is directed to pay an Application late charge of Rs. 10,00,000/- for extension of registration under section 6.
4. Deposit extension Fee of Rs. 99,500/- as you have deposited only Rs. 500/- at the time of the application.
5. Deposit Penalty of Rs. 6,60,500/- for non-submission of the QPR issued vide letter no.- RERA/TE/QPR/75/2022-1656, dated 07-12-2023.



*K. N. Prasad* Page 1 of 2

6. Details list of all the allottees who have made bookings in the project.
7. Consent of two-thirds of the allottees who have made bookings in this project.
8. There are four Complaint Cases filed against you, Case No. 97/2023 & 410/2023 (Seeking relief of refund) and Case No. 470/2023 & 471/2023 (Seeking relief of possession) So you need to clarify how do you intend to complete the project when a significant number of allottees have not been allotted their plots.
9. A certificate from the empaneled architect/engineer for the physical progress of work in percentage.
10. A certificate from the Chartered Accountant for the percentage of work done in terms of the estimated cost of the project and total expenditure done till date.

Place: Patna

Date: 07/05/2025

*K. S. Vastav*  
Authorised Officer

SEAL





# REAL ESTATE REGULATORY AUTHORITY, BIHAR

6<sup>TH</sup> 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 to the following project under

Project registration number : BRERAP00092-2/94/R.....147/2018

Project Name : Mannat City Phase-3 (Ongoing Project)

Project Address: At Anandpur, P.s-Bihata, Dist- Patna, (Khesra No./Plot No. 1778, 1779, 1780, 1783, 1784, 1785, 1786, Khata No.- 606, 536, 560, 606, 583, 533, Thana No. 36, Mauza- Anandpur) Sub division: Danapur, Dist - Patna.

1. Company Super City Builders Pvt. Ltd. having its registered office 101 City Palaza M 24 Road No.26 Sk Nagar 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 ( Central Bank Of India, Branch Name- Frazer Road Patna, Account No. 3158506583, IFSC Code : CBIN0281668,) 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 03 years 11 Months commencing from 29/8/2018 And ending with 2022/08/10 (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: 29/8/18  
Place: Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



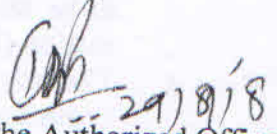


**NOTE:**

- 1) This registration no. 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 title 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 33.11.11..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, so cannot be sold.
- 6) At the project construction site, display of project details is essential.

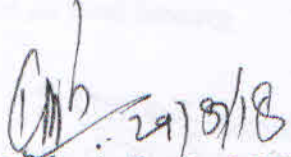
Memo NO-RERA/PRO-REG-94/2018./S.b.)

Dated 29/8/18

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Super City Builders Pvt. Ltd/  
Mukhiya Gram Panchayat Raj Aalampur Bihta.

Copy to: Branch Manager Central Bank Of India, Frazer Road, Patna, With reference to 2c  
above account in light of RERA act 2016

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

