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(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा / छठातल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

सं०-सं०-RERA/PRO.REG-247/2018/.....

पटना, दिनांक-12.07.2021

प्रेषक:-

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भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

सेवा में,

Shree Deepak Kumar Pandey (Vice Presidet-sale)
Aastik Buildtech Private Limited,
Flat No.-207,S.S. Enclave Ashiana Digha,
Main Road, Patna-800014
Email. Id:-dkpandey82@gmail.com

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Hk&l Ei nk fofu; ked i kf/kdj .k] fcgkj l s **Project:-SAI SHANTI**
ENCLAVE ds fucaku grq vki l s iklr vkonu ds l c/k eA

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Application Id:- RERAP234201800278-1

Sir

With reference to your request for giving second extension to your project named SS Enclave bearing registration no (BRERAP00278-1/247/R-193/2018), you are requested to submit the following documents within a week so that the request may be put up before the Authority for consideration of the request:

- 1. Re-approved copy of the building plan. This is required in accordance with section 9 of the Bihar Building Bye-laws, 2014.**
- 2. List of allottees countersigned by the chartered accountant along with advances/deposits already taken by you.**
- 3. Information about formation of association of allottees and their (allottees') view regarding your request for extension.**
- 4. Consent of the landowners for extension of validity period of the development agreement.**
- 5. Information that whether any complaints have been filed or not in RERA with regard to this project.**

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Regards

Authorised Signatory

Sd/-

Real Estate Regulatory Authority,
6th Floor,
BSBCCL Campus,
Hospital Road, Shastri Nagar
Patna-800023,
Bihar

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 : BRERAP00278-1/247/R-193/2018
Project Name : Sai Shanti Enclave (Ongoing Project)
Project Address : (Khesra/Plot No.- 836, Khata No- 31, Thana No- 36, Tauzi No- 5241, Mauza- Mustafapur), Sub Division/District: Danapur, Dist.- Patna.

1. Company Aastik Buildtech Pvt. Ltd. having its registered office at Flat No.- 207, S.S. Enclave Ashiana Digha Main Road, Patna-800014

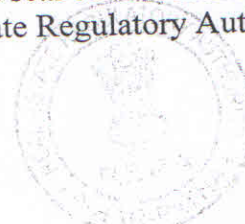
2 This extension of registration is granted subject to the following conditions, namely:-

- (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 (I) of sub-section (2) of section 4;
- (iii) The registration shall be extended by a period of 01.04.2020 to 31.03.2021 [days / weeks / months] and shall be valid until 31.03.2021;
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (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 thereunder.
- (vii) Due to Covid-19 non availability of materials & Labour.

Dated: 28/10/2020

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-247/2018/.....602

Dated 29-10-2020

Copy to: Chairman RERA/ Members RERA/ Aastik Buildtech Pvt. Ltd.

Copy to: Branch Manager Federal Bank of India, Patna Raja Bazar

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By.....
28/10/2020

Checked By.....
28-10-2020

Rechecked By.....
28/10/2020

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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 : BRERAP00278-1/247/R-193/2018

Project Name : Sai Shanti Enclave (Ongoing Project)

Project Address : Khata No. 31, Tauzi No. 5241, Thana No. 36, Mauza-Mustafapur (Plot No. 836), Sub division/District : Danapur, Dist-Patna.

1. Company Aastik Buildtech Pvt. Ltd. having its registered office at Flat no.-207, S.S. Enclave Ashiana Digha Main Road, Patna-800014
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 (Federal Bank Of India, Branch Name- Patna Raja Bazar, Account No. 19230200002360, IFSC Code : FDRL0001923,) 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 01 years 06 Months commencing from 27/9/18 And ending with 2020/03/31 (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 herein, as per the Act and the rules and regulations made there under.

Dated: 27/9/18


Place: Patna

27/9/18
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, 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 01 Year 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-247/2018.. / 536

Dated ...27-9-2018

Copy to: Chairman RERA/ Members RERA/ Aastik Buildtech Pvt. Ltd.

Copy to: Branch Manager Federal Bank Of India, Patna Raja Bazar.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

