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)]

EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : **BRERAP00278-2/544/R-603/2019**
Project Name : **Sai Shail Manoram (New Project)**
Project Address : **(Khesra/Plot No-36, 38, 39(P), Khata No-2, 32, Thana No-35, Mauza-Babakarpur)**, 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 section17;

(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(l)of sub-section(2)ofsection4;

(iii) The registration shall be extended by a period of **One Year + Nine Months Grace Period** [days/weeks/months]and shall be valid until **15-07-2024**

(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.

(viii) This extension of validity is being issued subject to the condition that the Promote would get the map re-approved at least up to the revised completion date.

Dated: 10/2/2023
Place: Patna

10/2/23

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-544/2018../.6.2 Dated 13.02.2023

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

Copy to: Branch Manager Federal Bank Limited, Raja Bazar, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By.....
10/02/2023

Checked By.....
10/02/23

Rechecked By.....
10/02/2023

Letter– RERA/PRO.REG-544/2019/..... Patna, dated–02.01.2023

From,

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

To,

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

Subject :– **Regarding Extension of Project- Sai Shail Manoram, Application Id No. – RERAP00278-2/544/R-603/2019, F. No.- 544/2019.**

Sir,

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- Sai Shail Manoram, bearing application no. RERAP00278-2/544/R-603/2019 Following Documents/ Information is required:-

1. Please provide the authenticated copy of [Permission/approval] from the competent authority (Nagar Parishad, Danapur Nizmat) which is valid for a period which is longer than the proposed term of extension.
2. Please Provide Form B in which date of completion must be mentioned in accordance with the time stipulated by the competent authority(Nagar Parishad, Danapur Nizmat).
3. Please provide fresh Plan of remaining Development work to be completed Building /Wing Number (to be prepared **separately for each Building** /Wing of the Project) **stages of development indicating the tasks/Activity with time schedule along with percentage of work done** in Table A viz. I Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in respect of

the entire Registered Phase indicating the tasks/Activity with percentage of work done in Table B viz Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 Others

4. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
5. Please provide the details of cases which is pending with RERA for this particular project.

It is requested to submit the above said documents within three 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 and file No. 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 : **BRERAP00278-2/544/R-603 /2019**

Project Name : **Sai Shail Manoram (New Project),**

Project Address : **(Khesra/ Plot No 36, 38, 39(P), Khata No- 2, 32, Thana No 35, Mauza- Babakarpur),** 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 section17;
   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 Limited, Branch Name– Raja Bazar, Patna, Account No. 19230200002600, 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 section4;
   d. The registration shall be valid for a period of Three years Six Months commencing from 30th April 2019.. And ending with **2022/10/15** (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: 02/05/2019
Place: Patna

27/05/2019

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY * BIHAR * PATNA *

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 03 Yrs 06 mths 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-544/2018/530

Dated 02/05/2019

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

Copy to: Branch Manager Federal Bank Limited, Raja Bazar, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Deepak 02.05.19

Checked By 2-5-2019

Rechecked By 2.5.19