

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

सं०सं०-RERA/PRO.REG-498/2018/.....

पटना, दिनांक-20.01.2022

प्रेषक:-

प्राधिकृत पदाधिकारी,
भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

सेवा में,

Tipu Sultan (Partner)
M S DEVELOPERS
132A/2, Haroon Nagar Colony,
Phulwari Sharif, Patna- 801505
Email-id: ms.developers95@gmail.com

विषय :- भू-सम्पदा विनियामक प्राधिकरण, बिहार से Project: PLATINUM RANJIT MINAKSHI RESIDENCY (498) के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :- **Application Id: BRERAP00635-1/498/R-190/2018**

Sir

With regard to your project titled PLATINUM RANJIT MINAKSHI RESIDENCY, you are directed to submit completion certificate of the project issued by the competent authority.

Regards

Sd/-

Authorised Signatory

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

सं०सं०—RERA/PRO.REG-498/2018/.....

पटना, दिनांक—07.12.2021

प्रेषक:—

प्राधिकृत पदाधिकारी,
भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

सेवा में,

Tipu Sultan (Partner)
M S DEVELOPERS
132A/2, Haroon Nagar Colony,
Phulwari Sharif, Patna- 801505
Email-id: ms.developers95@gmail.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से **Project: PLATINUM RANJIT MINAKSHI RESIDENCY (498)** के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :— **Application Id: BRERAP00635-1/498/R-190/2018**

Sir

You are directed to submit the following details with regard to your project Platinum Ranjit Minakshi Residency bearing registration no. BRERAP00635-1/498/R-190/2018

Block-wise and floor-wise status of construction of the building
Photographs of the building with date and stamp and signature of the authorised person.

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Regards

Sd/-

Authorized Signatory

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 'C'

[See rule 5(1)]

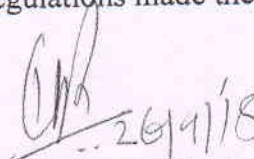
REGISTRATION CERTIFICATE OF PROJECT

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

Project registration number : BRERAP00635-1/498/R.....19.0. /2018
Project Name : Platinum Ranjit Minakshi Residency (New Project)
Project Address : Pillar No.58, Raja Bazar, Machhali Bali Gali, Shekhpura,
(Khesra No./Plot No. 410, Khata No. 92, Thana No. 10, Mauza- Salimpur Dumra),
Sub division/District : Patna.

1. Company M S Developers. having its registered office at 132A/2, Haroon Nagar Colony, Phulwari Sharif, Patna-801505
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 (Kotak Mahindra, Branch Name- Phulwari Sharif, Account No. 5712337895, IFSC Code : KKBK0005655,) 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;
 - d. The registration shall be valid for a period of...02...years...11...Months commencing from...26/9/18..... And ending with 2021/08/30 (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.

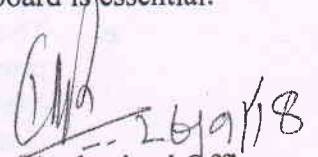
Dated:...26/9/18.....
Place:...Patna.....


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, 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 02.4.11M 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.

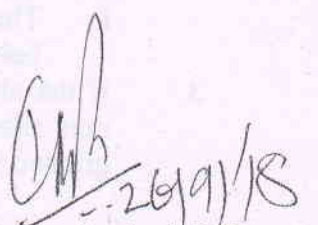

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-498/2018./...5.24

Dated ...26-9-2018

Copy to: Chairman RERA/ Members RERA/ M S Developers.

Copy to: Branch Manager Kotak Mahindra Bank, Phulwari Sharif.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

