



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/PRO-REG-60/2024/303

Dated ....07/06/2024

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 : BRERAP00143-010/60/R-1701/2024

Project Name : NRS Kumud Enclave(New Project- Residential development-(B+G+3)  
(Total No. of flat-24), Project Address : Near RKK College, Purnea, (Khesra/ Plot No-901, Khata No.-  
561, Holding No-97/0, Mohalla-Rajendra Nagar), (Total Area of Land- 1093.58 Sq. M).

Sub division/District : Purnea.

1. A Partnership firm – N.R.S Developers, having its registered office at- G.F, Lavanya Tower, Opp Ram krishna Mission, Bhatta Kalibari Road, Purnea -854301.

2. This authority has granted this registration subject to the following conditions:-

- 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] ;
- 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;
- 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 (STATE BANK OF INDIA, Branch Name– Kala Bhawan Road, Purnea, Account No. 42729115402, IFSC Code : SBIN0000159) 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;
- The registration shall be valid for a period of 04 Years 08 Months commencing from...07/06/2024..... And ending with 16/01/2029.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
- 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, per the Act and the Rules and Regulations made there under.

Dated: ...07-06-2024

Place: ...Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

**NOTE:**

1) Distribution of shares in the units of Project is as follows based on the Affidavit submitted jointly by both the Promoter and land owner/s:

**(A) Promoter Share:** Ground floor: F2, F3, F6, 1st floor: F1, F3, F5, 2nd floor: F2, F4, F5, F6, 3rd floor: F1, F2, F6, No. of Parking: 12.

**(B) Landowner Share:** Ground floor: F1, F4, F5, 1st floor: F2, F4, F6, 2nd floor: F1, F3, 3rd floor: F3, F4, F5, No. of Parking: 10

2) 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.

3) The above registration is valid for a period of **04 Years 08 Months** as provided in 2(d), 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-2014, as amended from time to time, and resubmit the same to the RERA, Bihar. Failure in submitting the validated map may lead to the revocation 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, as amended from time to time.

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 5'x 4' board is essential.

7) In case of any document found to be not in order, the same should be made available immediately.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-60/2024/303...

Dated ...02/06/2024

RERA/Pro/Reg-60/2024(NewProject)

Copy to: 1. **Promoter Name-N.R.S Developers, Address-G.F, Lavanya Tower, OppcRamkrishna Mission, Bhatta Kalibari Road, Purnea-854301 (Email-NRSDevelopers@gmail.com)**

Copy to: **Branch Manager-State Bank Of India,Kala Bhawan Road, Purnea.**

-For information and needful please.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

*Vivek Prakash*  
7/06/2024  
Checked by Concerned  
Technical Person Sri Vivek Prakash

Rechecked by Concerned  
Incharge Sri U. K. Sinha

*M. K. Shukla*  
09/06/24  
Rechecked by  
Senior Incharge Sri M. K. Shukla