

भू-सम्पदाविनियामकप्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा / छठातल्ला, बिहारराज्य भवननिर्माणनिगमलिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

सं०सं०—RERA/PRO.REG-293/2018/.....

पटना, दिनांक—14.07.2021

प्रेषक:—

प्राधिकृतपदाधिकारी,
भू-सम्पदाविनियामकप्राधिकरण,
बिहार, पटना।

सेवा में,

Shree Deepak Agarwal (Director)
Aditya Infracomp Private Limited,
Aditya Arcade, Shop No.-8 Building,
Exhibition Road, Patna BR-800001
Email-id: adityainfrapat@gmail.com

विषय:— **Regarding 2nd Extension of Registration of Project:-SUDHA PLAZA (Ongoing Project).**

प्रसंग:— **Application Id: BRERAP00410-1/293/R-503/2019**

Sir

With reference to your request for giving second extension to your project named Sudha Plaza bearing registration no. RERAP00410-1/293/R-503/2019, you are requested to furnish the following documents within a week of issuance of this query:

- 1. Current photographs of the project with date and stamp of the company. The pictures should be taken from front, rear and side angle in such a manner that the elevation could be visible and progress could be assessed.**
- 2. Validity of the building plan is expiring on 2/9/2021 and second extension, if allowed, may be given beyond this period only if the plan is re-approved by the competent authority.**
- 3. List of allottees should be submitted along with details of funds received from allottees.**
- 4. Consent of more than 50% of the allottees for extension.**
- 5. Consent of the landowner for extension.**
- 6. Formation of allottees' association**
- 7. Information that whether any complaint case has been lodged or not by any allottee in this project in RERA court.**

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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 : BRERAP00410-1/293/R-503/2019

Project Name : Sudha Plaza (Ongoing Project)

Project Address : Near MIT Muzaffarpur, (Khesra No./Plot No. 90, 93, 94, Khata No.- 65, 745, Thana No- 402, Mauza- Brahampura), Sub division/District : Muzaffarpur.

1. Company Aditya Infracomp Pvt. Ltd. having its registered office at Aditya Arcade, Shop No 8 Andhra Bank Building, Exhibition Road, Patna-800001

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 11/11/2019 to 15/10/2020 [days / weeks / months] and shall be valid until 15/10/2020;
- (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.

Dated: 17/2/2020

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-293/2018./././8.✓

Dated ...17-2-2020

Copy to: Chairman RERA/ Members RERA/ Aditya Infracomp Pvt. Ltd.

Copy to: Branch Manager Bank of Baroda, Exhibition Road, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By Dev Prakash
17-02-2020

Checked By J. P. Singh
17-2-2020

Rechecked By Kai
17/02/2020

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 : BRERAP00410-1/293/R-503 /2019
Project Name : Sudha Plaza (Ongoing Project)
Project Address : Near MIT Muzaffarpur (Khesra/ Plot No 90, 93, 94, Khata No- 65, 745, Thana No 402, Mauza- Brahampura), Sub division/District : Muzaffarpur

1. Company Aditya Infracomp Pvt. Ltd. having its registered office at Aditya Arcade, Shop No 08 Andhra Bank Building, Exhibition Road Patna-800001

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

- 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 (Bank of Baroda, Branch Name- Exhibition Road, Patna, Account No. 43100200000061, IFSC Code : BARB0EXHPAT 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 XX years, 08 Months commencing from 12/3/2019 And ending with 2019/11/10 (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;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
- 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: 12/3/2019
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, 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 xxviii 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-293/2018./375

Dated ..12.03.2019

Copy to: Chairman RERA/ Members RERA/ Aditya Infracomp Pvt. Ltd

Copy to: Branch Manager Bank of Baroda, Exhibition Road, Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Den. Prakash
11.03.19

Checked By J. P. Singh
12-3-2019

Rechecked By Rai
12/3/2019