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

सं०सं०-RERA/PRO.REG-426/2018/.....

पटना, दिनांक-12.07.2021

प्रेषक:-

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भू-सम्पदा विनियामक प्राधिकरण,  
बिहार, पटना।

सेवा में,

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

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**Regarding 2<sup>nd</sup> Extension of Registration of Project:-RAMDEO KUNJ  
PHASE 1 (Ongoing Project).**

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**Application Id: RERAP00410-4/426/R-362/2019**

**Sir**

**With reference to your request for extending the registration period of your project titled Ramdeo Kunj Phase 1 (BRERAP00410-4/426/R-362/2019), you are requested to submit the following documents within a week of issuance of this query:**

- 1. Reapproved map by competent authority. It is required under Section 9 of the Bihar Building Bye-laws, 2014 which states that if a building is not completed within five years of approval of the map, then the map needs to be reapproved. In your case the map of the building was approved by a registered architect on 18/3/2013.**
- 2. Information about formation of association of allottees and their consent for the extension of the project registration period.**
- 3. Consent of the landowners with whom development agreement was signed for this project.**

**Regards**

**Authorised Signatory**

**Sd/-**

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

# 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

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 : BRERAP00410-4/426/R-362/2019  
Project Name : Ramdeo Kunj Phase 1 (Ongoing Project)  
Project Address : West Anandpuri, Boring Road, Patna, (Khesra No./Plot No. 2374 Khata No. 159/195, Thana No 02, Mauza- Mainpura) ,  
Sub division/District : Patna.

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 :-
  - 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 (State Bank of India, Branch Name- SPL COMM Branch Dak Bungalow RD, Account No. 00000037730746329, IFSC Code : SBIN0004232 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... 01...years... 05...Months commencing from... 24/1/2019... And ending with 2020/06/30 (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 here in, as per the Act and the rules and regulations made there under.


Dated: 24/1/2019  
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 01.12.5M 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-426/2018.1.83

Dated 24-1-2019

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

Copy to: Branch Manager State Bank of India, SPL COMM Branch Dak Bungalow RD

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



Typed By Dev Prakash  
24-01-19

Checked By J. S. S. S.  
24-1-2019

Rechecked By Shelika

# 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

FORM 'C'

[See rule 5(1)]

## REGISTRATION CERTIFICATE OF PROJECT

### Corrigendum

This registration is granted under section 5 to the following project under

Project registration number : BRERAP00410-4/426/R-362/2019

Project Name : Ramdeo Kunj Phase 1 (Ongoing Project)

The Registration certificate issued by this Authority vide Memo no. RERA/PRO-REG-426/2018/83

Dated 24-01-2019 bears the Bank Name State Bank of India, Branch Name- SPL COMM

Branch Dak Bungalow RD, Account No. 00000037730746329, IFSC Code : SBIN0004232,

Whereas Bank Name should be read as Andhra Bank, Branch Name- Exhibition Road, Patna,

Account No. 041811100005668, IFSC Code : ANDB0000418.

Rest will remain the same.

Memo NO-RERA/PRO-REG-426/2018.../658

Dated ...21.5.2019

Dated: 21/5/2019

Place: Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

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

Copy to: Branch Manager Andhra Bank, Exhibition Road, Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By: Debprakash

20.5.19

Checked By: 21-5-2019

Rechecked By: Bai 2019

21-5-2019

21/5/2019