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

Letter– RERA/PRO.REG-184/2018/..... Patna, dated–04.11.2022

Reminder

From,

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

To,

Shree Devendra Narayan Singh (Managing Director)
Sarvodaya Construction And Development Private Limited
Chamber No.112, Hotel Sarbodaya,
Om Nanda Rajendra Path Patna Gandhi Maidan, Patna-800001
Email Id: - Sarvocons@Yahoo.Co.In

Subject: **Submission of Statement of Accounts Duly Certified and Signed by CA as per section 4(2)(l)(D) for the project "Om Pulin Vihar"**

Ref: **Authority Letter 184/2018/597 dated 26.04.2022**

Sir,

With reference to above, it is to inform that during scrutiny of your application for Submission of Statement of Accounts Duly Certified and Signed by CA as per section 4(2)(l)(D) for the project "Om Pulin Vihar" bearing application no. RERAP251201800131-1 following documents is required:-

1. Please refer third provision of Section 4(2)(l)(D) which specifically states that the promoter shall get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
2. The project was registered as ongoing one on 09/08/2018 and since then separate account was necessary to be maintained therefore it is mandatory upon Promoter to submit statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project for the FY 2018-19 till 2020-21 and part statement till June 2022 till the completion of date. In case there are left out flats and still being sold the same may be incorporated in the statement and updated statement duly audited shall be submitted.

It is requested to submit the above said documents within four 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 in the subject line of your mail

Yours Sincerely
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

Letter– RERA/PRO.REG-184/2018/..... Patna, dated–25.10.2022

From,

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

To,

Shree Devendra Narayan Singh (Managing Director)
Sarvodaya Construction And Development Private Limited
Chamber No.112, Hotel Sarbodaya,
Om Nanda Rajendra Path Patna Gandhi Maidan, Patna-800001
Email Id: - Sarvocons@Yahoo.Co.In

Subject: **Submission of Statement of Accounts Duly Certified and Signed by CA as per section 4(2)(l)(D) for the project "Om Pulin Vihar"**

Ref: **Authority Letter 184/2018/597 dated 26.04.2022**

Sir,

With reference to above, it is to inform that during scrutiny of your application for Submission of Statement of Accounts Duly Certified and Signed by CA as per section 4(2)(l)(D) for the project "Om Pulin Vihar" bearing application no. RERAP251201800131-1 following documents is required:-

1. Please refer third provision of Section 4(2)(l)(D) which specifically states that the promoter shall get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
2. The project was registered as ongoing one on 09/08/2018 and since then separate account was necessary to be maintained therefore it is mandatory upon Promoter to submit statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project for the FY 2018-19 till 2020-21 and part statement till June 2022 till the completion of date. In case there are left out flats and still being sold the same may be incorporated in the statement and updated statement duly audited shall be submitted.

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 in the subject line of your mail

Yours Sincerely
Sd
Authorised Signatory

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

सं0सं0–RERA/PRO.REG-184/2018..... पटना, दिनांक–19.01.2022

प्रेषकः–

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

सेवा में,

Shree Devendra Narayan Singh (Managing Director)
Sarvodaya Construction And Development Private Limited
Chamber No. 112, Hotel Sarbodaya Om Nanda Rajendra,,
Path Patna Gandhi Maidan, Patna-800001
Email Id:- Sarvocons@Yahoo.Co.In

विषय :– भू–सम्पदा विनियामक प्राधिकरण, बिहार से **OM PULIN VIHAR (184)** के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंगः– **Application Id:- RERAP00131-1/184/R-127/2018**

Sir

With regard to your application for change in bank account of Om Pulin Vihar project, you are directed to transfer all outstanding balance in the old project account to the new account and provide a copy of bank statements of the old account as well as the new account. Also submit a certificate of the CA, engineer and architect that the amount spent from the old account was utilised in executing the Om Pulin Vihar project.

Only after fulling the above-mentioned conditions, the account change for the project may be allowed.

Please send your reply by email to reg.rerabihar@gmail.com and attach the documents with the mail.

Regards

Sd/-

Authorized Signatory

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 : **BRERAP00131-1/184/R-127/2018**
Project Name : **OM Pulin Vihar (Ongoing Project)**
Project Address : **Ward no.- 2, 5, 10(Old), 18(New), (Khesra No./Plot No.- 805 and 1200, Mauza- Muharampur)**, Sub division/District : **Patna Sadar, Dist.- Patna.**

1. **Company Sarvodaya Construction and Development Private Limited. having its registered office at Chamber No.112, Hotel Sarbodaya om Nanda Rajendra patha Patna Gandhi Maidan, 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 (l) of sub-section (2) of section 4;

(iii) The registration shall be extended by a period of 1.4.2020 to 31.3.2021 [days / weeks / months] and shall be valid until 31.3.2021;

(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.

(vii) Due to Covid-19 non availability of materials & Labour.

Dated: 30/9/2020
Place: Patna

30/9/2020

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-184/2018./563 Dated 30/09/2020

Copy to: Chairman RERA/ Members RERA/ Sarvodaya Construction and Development Private Limited.

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

30/9/2020

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By....30/09/2020.... Checked By....30/9/2020 Rechecked By....30/9/2020

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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 to the following project under

Project registration number : **BRERAP00131-1/184/R...127.../2018**

Project Name : **OM Pulin Vihar (Ongoing Project)**

Project Address : **Ward no. 2, 5, 10(Old), 18(New), (Khesra No./Plot No. 805 and 1200, Mauza- Moharampur** Sub division: **Patna Sadar, Dist – Patna.**

1. Company **Sarvodaya Construction and Development Private Limited.** having its registered office **Chamber No.112, Hotel Sarbodaya om Nanda Rajendra Path Patna Gandhi Maidan 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 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 (Bank Of Baroda, Branch Name– Frazer Road, Account No. 00030200000424, IFSC Code : CNRB0001434,) 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) of section4;
   d. The registration shall be valid for a period of...01....years...08....Months commencing from...09.08.2018. And ending with **2020/03/31** (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:...9.8.2018.....
Place:.....PATNA

09.08.2018
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY
RERA
BIHAR-PATNA

NOTE:

1) This registration no. 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 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 1Y.8M 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, so cannot be sold.

6) At the project construction site, display of project details is essential.

Memo NO-RERA/PRO-REG-184/2018./.309 Dated ...9-8-2018

09.08.2018

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Sarvodaya Construction and Development Private Limited .

Copy to: Branch Manager Bank Of Baroda, Frazer Road, Patna, With reference to 2c above account in light of RERA act 2016

09.08.2018

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY
RERA
BIHAR-PATNA