

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 : BRERAP00364-1/249/R-120/2018

Project Name : J B Mall (Ongoing Project)

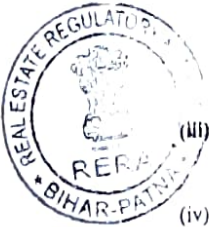
Project Address : Near St Karen High School, (Khesra/Plot No.- 483, 486, 487,

Khata No- 32, 25, 23 & 1 Mauza- Saguna), Sub Division/District : Danapur, Dist.- Patna.

1. Company Jagat Homes and Resorts Pvt. Ltd. having its registered office at S/o Jagat Narayan Sinha, Jagat Homes, Jagdeo Path Road, Murlichak, B V College, Patna- 800014

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 1 Year 04 Months [days / weeks / months] and shall be valid until 30.04.2023
- (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.
- (viii) The extension granted as per Section 6 of the Real Estate (Regulation and Development) Act, 2016 and the period, as mentioned in the certificate, and includes nine month relief given the registered projects as per office order dated 13.12.2021



Dated: 27.12.2021

Place: Patna

R. J. Sinha

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-249/2018. 1.6.83

Dated27/12/2021

Copy to: Chairman RERA/ Members RERA/ Jagat Homes and Resorts Pvt. Ltd.

Copy to: Branch Manager Allahabad Bank, Khajpura, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By.....
27/12/2021

Checked By.....
27/12/2021

Rechecked By.....
27/12/2021

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-249/2018/.....

पटना, दिनांक—14.09.2021

प्रेषक:—

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

सेवा में,

Shree Pran Nath Singh (Managing Director),
Jagat Homes And Resorts Pvt Ltd.
S/O Jagat Narayan Sinha, Jagat House,
Jagdeo Path Road, Murlichak, B V College Patna-800014
Email Id:- info@jagathomes.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से Project: J B MALL के
निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :— Application Id: BRERAP00364-1/249/R-120/2018

Sir

With regard to your application for second extension of registration of JB Mall project bearing registration no. BRERAP00364-1/249/R-120/2018, you are directed to submit the following documents within three days of issuance of this letter failing which your application would be turned down.

1. Re-approved map of the project. The map should be re-approved by the competent authority.
2. Photographs of the project with date and stamp of the company and signature of an authorised person.
3. Full fee for extension. At present a minimum of Rs 1 lakh has to be paid for extension of any project.

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Regards

Sd/-

Authorised Signatory

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

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 : BRERAP00364-1/249/R-120000/2018

Project Name : J B Mall (Ongoing Project)

Project Address : Near St Karen High School, (Khesra No./Plot No. 483, 486, 487, Khata No.- 32, 25, 23&1, Mauza- Saguna) Sub division: Danapur, Dist - Patna.

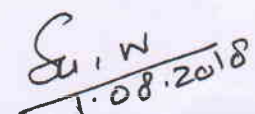
1. Company Jagat Homes And Resorts Pvt. Ltd. having its registered office S/o Jagat Narayan Sinha, Jagat Homes Jagdeo Path Road, Murlichak, B V College Patna-800014

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 (Allahabad Bank, Branch Name- Khajpura, Account No. 20460787504, IFSC Code : ALLA0211464,) 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 03 years 00 Months commencing from 1.08.2018 And ending with 2021/07/31 (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;
- 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: 1.08.2018
Place: PATNA


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

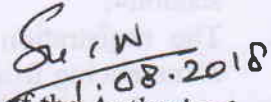


NOTE:

- 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 3 Yrs 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.

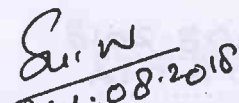
Memo NO-RERA/PRO-REG-249/2018.1.2.80

Dated ..1-08-2018


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Jagat Homes And Resorts Pvt. Ltd/ Nagar Parishad Danapur Nizamat.

Copy to: Branch Manager Allahabad Bank, Khajpura, Patna, With reference to 2c above account in light of RERA act 2016


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

