

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 : BRERAP00038-3/351/R-233/2018
Project Name : Winsome Plaza (New Project)
Project Address : Mauza- Jamsaut, Ashopur Main Road, Danapur, (Khesra/Plot No-2390, Khata No-162, Thana No-30, Mauza-Jamsaut),
Sub division/District: Danapur, Dist.- Patna.

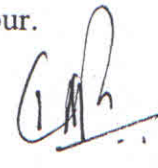
1. Company Winsome Infrastructure, having its registered office at 101, Suksha Residency, Ram Jaipal Nagar, baily Road, Danapur, Patna-801503

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(1) of sub-section(2) of section 4;
- (iii) The registration shall be extended by a period of One Year Eight Months and Twenty Two days (Including Force Majeure Pried) [days/weeks/months] and shall be valid until 23-09-2023.
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (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 there under.
- (vii) Due to Covid-19 non availability of materials & Labour.

Dated: 1.11.2022

Place: Patna

 1/11/22

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-351/2018./8.4.3

Dated01/11/2022

Copy to: Chairman RERA/ Members RERA/ Winsome Infrastructure.

Copy to: Branch Manager Axis Bank, Danapur.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By

Rahul Kumar
01/11/2022

Checked By

[Signature]
01/11/22

Rechecked By

[Signature]
01/11/22

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-351/2018/.....

Patna, dated—07.10.2022

From,

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

To,

Shree Sanjeev Kumar (Partner)
Winsome Infrastructure
101, Suksha Residency, Ram jaipal nagar
Baily Road, Patna-800001
Email Id: - winsomeinfrastructure@gmail.com

Subject :- Regarding Extension of Project-Winsome Plaza , Application Id No. – BRERAP00038-3/351/R-233/2018, F. No. – 351/2018.

Sir,

With reference to above, it is to inform that during scrutiny of your application for the regarding extension of “Winsome Plaza” project bearing application no. BRERAP00038-3/351/R-233/2018 following documents is required:-

- 1-As per public important notice dated 21.07.2021 the authority has decided to charge a minimum amount of 1 lakh rupees for extension of new project while it has been checked that only a sum of 12,550 is submitted , so additional amount of 87450 is required to be submitted by promoter.
- 2-Fresh Form "B", in clause 1 the name of the landowner should be mentioned.
- 3-Milestone Chart/Bar Chart/Gantt Chart depicting plan of completion of construction of Block/Tower/Building-wise various level of construction, it shall clearly indicate the level of progress to be achieved and up to what date during the period of extension.
- 4-Submit the existing Plan, schedule and photograph of the present status of construction of the project showing the stage of development works undertaken till date.

It is requested to submit the above said documents within four working 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

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 : BRERAP00038-3/351/R-233/2018

Project Name : Winsome Plaza (New Project)

Project Address : Mauza Jamsaut, Ashopur Main Road, Danapur, (Khesra No./Plot No 2390, Khata No. 162, Thana No. 30, Mauza- Jamsaut) ,

Sub division/District : Danapur, Dist. Patna.

1. Company Winsome Infrastructure, having its registered office at 101, Suksha Residency, Ram Jaipal Nagar, Baily Road, Danapur, Patna-801503
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 (Axis Bank, Branch Name- Danapur, Account No. 912020029998764, IFSC Code : UTIB0001776) 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 section4;
 - d. The registration shall be valid for a period of 03 years 02 Months commencing from 21/12/2018 And ending with 2021/12/31 (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: 31/10/2018

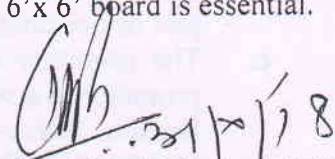
Place: Patna

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 03 years 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.

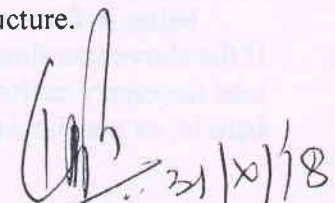

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-351/2018./..7.1.2

Dated31-12-2018

Copy to: Chairman RERA/ Members RERA/ Winsome Infrastructure.

Copy to: Branch Manager Axis Bank, Danapur.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

