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-297/2018/1227 पटना, दिनांक–5-3-2021

प्रेषकः–

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

सेवा में,

श्री कन्हैया प्रसाद सिंह (Partner),
Abhishek Construction,
O/32, Ashiana Nagar, Phase-1
Patna-800025
Email-id: anantkumarkaran@gmail.com

विषय :– **भू–सम्पदा विनियामक प्राधिकरण, बिहार से Project: VIVEK ENCLAVE, DANAPUR के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।**

प्रसंग :– **Application Id: RERAP264201800294-1**

महाशय,

उपर्युक्त विषयक आपके पत्र दिनांक–**12.10.2020** के प्रसंग में कहना है कि **VIVEK ENCLAVE Project** का प्रथम अवधि विस्तार दिनांक–**19.09.2020** तक किया गया है। तथा प्रसांधिक पत्र द्वारा दिनांक–**15.09.2020** के बाद छः माह का विस्तार के लिए आपके द्वारा अनुरोध किया गया है प्रार्थित अवधि के विस्तार पर विचार हेतु निम्नांकित सूचना/अभिलेख उपलब्ध कराया जायः–

(1) **Form-"E"** में विहित सूचना के साथ अवधि विस्तार हेतु आवेदन उपलब्ध कराया जाय।
(2) प्रोजेक्ट के **Initial Registration Fee** का **50%** राशि अवधि विस्तार हेतु उपलब्ध कराना सुनिश्चित किया जाय।
(3) प्रोजेक्ट का अद्यतन **Front and Rear Elevation** का **Photograph** की प्रति उपलब्ध कराना सुनिश्चित किया जाय।
(4) **Form-"B"** में संशोधित कार्य समाप्ती की तिथि, माह, वर्ष अंकित कर प्रति उपलब्ध कराना सुनिश्चित करें।
(5) चूँकि यह द्वितीय अवधि विस्तार का प्रस्ताव है, अतएव प्रोजेक्ट के **50%** से अधिक **Allottees** का अवधि विस्तार हेतु समहति पत्र, शपथ–पत्र के रूप में उपलब्ध कराना सुनिश्चित करें।
(6) प्रोजेक्ट के उन्नयन हेतु किये गये एकरारनामा की अवधि भी समाप्त हो चुकी है, अतएव संबंधित भू–स्वामी की समहति की इस संबंध में प्रति उपलब्ध कराना सुनिश्चित किया जाए।

निदेशानुसार कहना है कि उपर्युक्त के आलोक में वांधित सभी कागजात स्वहस्ताक्षरित विवरण एवं स्पष्टीकरण 15 (प्रंदह) दिनों के अंदर कार्यालय में उपलब्ध कराना सुनिश्चित किया जाय।

विश्वासभाजन,

05/03/2021

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

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 : **BRERAP00294-1/297/R/3.8.8./2018**

Project Name : **Vivek Enclave (Ongoing Project)**

Project Address : **Lekha Nagar, (Khesra No./Plot No. 56, Khata No. 189, Thana No. 36, Mauza- Mustafapur)** , Sub division/District : **Danapur, Dist.-Patna.**

1. **Company Abhishek Counstruction. having its registered office at O/32. Ashiana Nagar, Phase-1, Patna-800025**
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 India, Branch Name– Ashiana Nagar, Account No. 31210200000181, IFSC Code : BARB0ASHPAT) 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 03 Months commencing from 17/12/2018 And ending with **2020/03/14** (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: 17/12/2018

Place: Patna

17/12/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR PATNA

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 04 (Four) ...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.

17/12/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-297/2018.1072

Dated 17-12-2018

Copy to: Chairman RERA/ Members RERA/ Abhishek Counstruction.

Copy to: Branch Manager Bank Of India, Ashiana Nagar.

17/12/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR PATNA

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 : **BRERAP00294-1/297/R-308/2018**
Project Name : **Vivek Enclave (Ongoing Project)**
Project Address : **Lekha Nagar, (Khesra No./Plot No.- 56, Khata No.- 189, Thana No- 36, Mauza- Mustafapur)**, Sub division/District : **Danapur, Dist.- Patna.**

1. **Company Abhishek Construction. having its registered office at O/32, Ashiana Nagar, Phase-I, Patna-800025**

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 15/03/2020 to 15/09/2020 [days / weeks / months] and shall be valid until 15/09/2020;

(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.

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

Dated:.....

Place:.....

29/9/2020

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Memo NO-RERA/PRO-REG-297/2018./1251 Dated ...30-9-2020

Copy to: Chairman RERA/ Members RERA/ Abhishek Construction.

Copy to: Branch Manager Bank Of India, Ashiana Nagar

29/9/2020

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY * RERA * BIHAR

Typed By.....
29/09/20

Checked By.....
29-9-2020

Rechecked By.....
29.09.2020