

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-283/2018/.....

पटना, दिनांक—13.09.2021

प्रेषक:—

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

सेवा में,

Shree Nandan Kumar (Managing Director),
Sai Ganapati Heritage Pvt Ltd.
Sai Ganapati Heritage Pvt Ltd Mainpura Danapur Patna-801503
Email Id:- sai.ganapati2018@gmail.com.

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

प्रसंग :— Application Id: BRERAP00416-1/283/R-246/2018

Sir

With regard to your application for extension of Shanti Heritage project bearing registration no. BRERAP00416-1/283/R-246/2018, you are directed to submit the following documents within three days of issuance of this letter failing which the application would be turned down.

1. Revalidated map of the project because the validity of the map on the basis of which registration had been granted expired on 2/5/2021.
2. Photographs of the project with the date and stamp of the company and it should be signed by the authorised person. The photographs should give front and rear view of the building and elevation also.
3. Duly filled Form B mentioning the name of the promoter, project and revised completion date in dd/mm/yy format.

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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

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 : BRERAP00416-1/283/R-24.6/2018

Project Name : Shanti Heritage (New Project)

Project Address : Near Radiant International School Vijay Singh Path Marg
Aadamapur Patna, (Khesra No./Plot No. 274, Khata No. 166, Thana No. 40, Mauza-
Adampur), Sub division/District : Danapur, Dist- Patna.

1. Company Sai Ganapati Heritage Pvt. Ltd. having its registered office at Sai Ganapati
Heritage Pvt. Ltd Mainpura 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 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 (HDFC Bank, Branch Name- Raja Bazar, Account No. 50200012051031, IFSC Code : HDFC0001649) 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;

d. The registration shall be valid for a period of 02 years 06 Months commencing from 08/11/2018 And ending with 2021/04/30 (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.

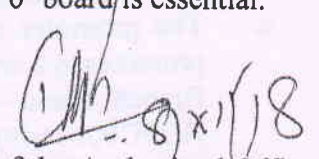
Dated: 08/11/2018
Place: Patna

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 01/06/18 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-283/2018./...7.93

Dated ...8-11-2018

Copy to: Chairman RERA/ Members RERA/ Sai Ganapati Heritage Pvt. Ltd.

Copy to: Branch Manager HDFC Bank, Raja Bazar.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

