

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-625/2019/.....429

पटना, दिनांक-08/04/2021

प्रेषक:-

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

सेवा में,

श्री शशि कांत (निदेशक),  
Jascon Enterbuild Limited.,  
44/C, Jascon Plaza, Circular Road Ranchi-834001  
Email-id: pandeyamarkesh@gmail.com

विषय :- भू-सम्पदा विनियामक प्राधिकरण, बिहार से निबंधित Project: NARESH  
CHANDRA JASCON GLAXY MALL, DANAPUR के Extension of  
Registration के संबंध में प्राप्त आवेदन।

प्रसंग :- Project निबंधन प्रमाण पत्र सं०-BRERAP00917-1/625/r-697/2019  
दिनांक-15.07.2019

महाशय,

उपर्युक्त विषयक प्रसंग के में कहना है कि **Extension of Project Registration Application form 'E'** में **Project Registration** के **Extension** हेतु विस्तृत (**Explanatory Note**) कारण अंकित किया जाय तथा **Project** की भौतिक निर्माण की स्थिति स्पष्ट करते हुए अद्यतन तिथियुक्त **Photograph** उपलब्ध कराया जाय। प्रत्येक **Block** का **Photograph (Front और Rear View) Block Wise** प्रस्तुत किया जाए।

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

विश्वासभाजन,

प्राधिकृत पदाधिकारी,

भू-सम्पदा विनियामक प्राधिकरण,  
बिहार, पटना।

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> /6<sup>TH</sup> 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 : BRERAP00917-1/625/R.-697/2019  
Project Name : Naresh Chandra Jascon Glaxy Mall (Ongoing Project),  
Project Address : Bank Colony, Gola Road, Patna (Khesra/ Plot No 1077, Khata  
No- 835 Thana No 21, Mauza- Sahjadpur), Sub division/District : Danapur, Dist.- Patna.

1. Company Jascon Enterbuild Limited, having its registered office at 44/C, Jascon Plaza, Circular Road, Ranchi-834001

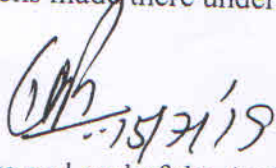
2. This registration is granted subject to the following conditions, namely :-

- 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 (Bank of India, Branch Name- Patna Main Branch, Patna, Account No. 440020110000525, IFSC Code : BKID0004400) 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;
- The registration shall be valid for a period of 01 years 02 Months commencing from 15/7/2019 And ending with 2020/08/30 (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;
- 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: 15/7/2019

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 01Y02M 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



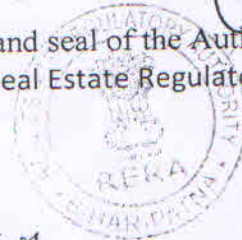
Memo NO-RERA/PRO-REG-625/2018./...8.94

Dated ...15-7-2019

Copy to: Chairman RERA/ Members RERA/ Jascon Enterbuild Limited

Copy to: Branch Manager Bank of India, Patna Main Branch, Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



Typed By... Ujjwal  
12/07/2019

Checked By... J. P. S. M  
12-7-2019

Rechecked By... [Signature]  
15/7/2019