



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

Memo No.- RERA/Pro-REG-53/2024/.....280

Dated:.....30-5-2024

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 : **BRERAP00178-013/53/R-1698/2024**

Project Name : **Tarun Villa, (B+G+5):Total No.Flats-60, Project Address: Mauza-Ranipur, (Khesra/ Plot No-3895, 3901, 3900(P), 3903, Khata No.-688, 707, 726, Thana no.-19, (Total Net Plot Area of Land-3045.71 Sq. M). Sub division/District: Phulwari, Dist.- Patna.**

1. **A Individual -M/s Rudra Constructions having its registered office at 503, Hariom Commercial Complex, New Dak Bungalow Road, Patna, Bihar, Pin-800001.**
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 (**State Bank of India, Branch Name-Narain House, Nageshwar Colony, Boring Road Patna, Pin - 800001, Account No.42481813448, IFSC Code : SBIN0006540**) 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;
 - d. The registration shall be valid for a period of **04 Years 06 Months** commencing from **30/05/24**..... And ending with **13/12/2028** (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made thereunder;
The promoter shall comply with the provisions of the Act and the rules and regulations made there under; along with details as prescribed under Rule 16(1) (a) (b) (c) (e) of Bihar Real Estate (Regulation and development) Rule, 2017.
 - 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 herein, as per the Act and the rules and regulations made thereunder.



Dated:.....30-5-2024

Place:.....Patna.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

1) Distribution of share in the units of project is as follows based on the affidavit submitted jointly by both the promoter and landowner/s.

A) Promoter Share:- Total No. of Flats (31) **Block A-(17)-** 102, 103, 202, 203, 206, 207, 301, 302, 303, 306, 307, 402, 403, 406, 407, 502, 503. **Block B-(14) Flat:-** 104, 105, 201, 202, 205, 303, 304, 305, 401, 402, 405, 503, 504, 505. **Parking space:-** 31.

B) Landowner Share:- Total no of flats (29) **Block A (18)-** 101, 104, 105, 106, 107, 201, 205, 204, 304, 305, 401, 404, 405, 501, 504, 505, 506, 507. **Block -B-(11)-** 101, 102, 103, 203, 204, 301, 302, 403, 404, 501, 502. **Parking space:-** 29.

2) 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.

3) The above registration is valid for a period of **04 Years 06 Months** as provided in 2(d), 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-2014, as amended time to time and resubmit the same to the RERA, Bihar. Failure in submitting the validated map may lead to the revocation 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 5'x 4' board is essential.

7) **In case of any papers not found in order, the same should be made available within one month.**

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-53/2024./280

Dated ...30-5-2024

RERA/Pro/Reg-53/2024(NewProject)

Copy to:- (1) **Promoter Name:-** M/s Rudra Constructions, **Address:-** 503, Hariom Commercial Complex, New Dak Bungalow Road, Patna, Bihar, Pin-800001 (**Email-**winsomerealcon@gmail.com)

(ii) **Branch Manager:-** State Bank of India, Narain House, Nageshwar Colony, Boring Road Patna, Pin - 800001.

-for information & needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Aditya
30/05/2024
Checked by Concerned
Technical Person Sri Aditya Shashank

Shukla
30/05/2024
Checked by Concerned
Incharge Sri U.K. Sinha

Shukla
30/05/2024
Rechecked by
Senior Incharge Sri M.K. Shukla

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

Corrigendum

This registration is granted under section 5 to the following project under

Project registration number : BRERAP00178-013/53/R-1698 /2024

Project Name : Tarun Villa (New Project)

Promoter Name : M/s Rudra Constructions

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-53/2022/280 dated 30.05.2024 bears Email Id. "Email- "winsomerealcon@gmail.com"", whereas it has been amended as "Email- rudraconstructionsapatna@gmail.com".

Also, the project address bears Subdivision/District : Phulwari, Dist. Patna whereas it has been amended as Subdivision/District: Patna.

Remaining part of the certificate will remain same and unchanged.

This issues with the approval of Competent Authority.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-53/2024/...462

Copy to:

Dated ..25/07/2024

- 1) **Promoter Name:-**M/s Rudra Constructions, **Address:-** 503, Hariom Commercial Complex, New Dak Bungalow Road, Patna, Bihar, Pin-800001
(**Email-** rudraconstructionsapatna@gmail.com)
- 2) Branch Manager-State Bank of India, Narain House, Nageshwar Colony, Boring Road Patna ,Pin - 800001.

-for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-53/2024/..462

Copy to: IT Consultant/Technical Officer concerned for uploading a copy of it on the web portal and for forwarding a copy of it to Promoter concerned by email.

Dated ..25/07/2024

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Aditya Shashank
25/07/2024