

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-607/2018/...../539

पटना, दिनांक-7-6-2021

प्रेषक:-

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

सेवा में,

मोहम्मद आताउर रहमान (Partner),
A One Builders Developers
Ground floor, A One Rahman Enclave
Karbala Road, Phulwari Sharif Patna-801505
Email-id: aonebuildersd@gmail.com

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

प्रसंग :- Application Id: RERAP279201800923-1
महाशय,

उपर्युक्त विषयक प्रसंग के आलोक में आप से प्राप्त आवेदन एवं संलग्न कागजातों के आलोक में कहना है कि निम्न कागजात/सूचनाएँ उपलब्ध कराया जाय-

(1) आपके पत्र दिनांक-13.03.2020 द्वारा RERA Registered Project-A One Heritage (BRERAP00923-1/607/R-783/2019 Dt.-17.10.2019 में Khata No.-203 एवं 193 Plot No.-727 एवं 729 के भू खण्ड को शामिल करने का अनुरोध किया गया है।

इस सम्बन्ध में स्पष्ट करना है कि उक्त Project का Registration, आपके द्वारा दिनांक-01.10.2018 को समर्पित On line Application, मुखिया द्वारा स्वीकृत नक्शा, एवं Building Permit, Fire N.O.C. Development Agreement Non-Encumbrance Certificate एवं अन्य अभिलेख Khata No.-185, Plot No.-437 से संबंधित उपलब्ध कराया गया था, जिसके आधार पर प्राधिकरण द्वारा निबंधन प्रमाण-पत्र BRERAP00923-1/607/R-783/2019 दिनांक-17.10.2019 को निर्गत किया जा चुका है।

(2) आपके पत्र दिनांक-13.03.2020 द्वारा जो स्वीकृत Project में संशोधन प्रस्ताव भेजा गया है उसके साथ प्रेषित नक्शा भी मुखिया से दिनांक-06.01.2015 को ही स्वीकृत है जिसकी वैधता भी समाप्त हो चुकी है तथा आपके Project का क्षेत्र PMAA में दिनांक-30.11.2017 के प्रभाव से शामिल हो चुका है। ऐसी स्थिति में उक्त संशोधन के लिए PMAA से नक्शा स्वीकृत कराकर Building Permit letter के साथ उपलब्ध करावें।

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।

विश्वसभाजन,

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 : BRERAP00923-1/607/R-793/2019

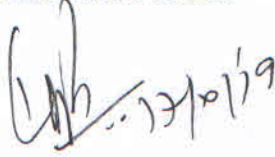
Project Name : A One Heritage (Ongoing Project)

Project Address : Nohsa, Phulwarisharif (Khesra/Plot No 437, Khata No 185, Thana No 38, Mauza- Nohsa), Sub division/District : Phulwari, Dist.- Patna.

1. Company A One Builders Developers, having its registered office at Ground Floor, A One Rahman Enclave, Karbala Road, Phulwarisharif, Patna-801505
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 (Federal Bank, Branch Name- Raja Bazar, Patna, Account No. 19230200002865, IFSC Code : FDRL0001923) 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 section 4;
 - d. The registration shall be valid for a period of 05 years 05 Months commencing from 17/10/2019 And ending with 2020/03/31 (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: 17/10/2019

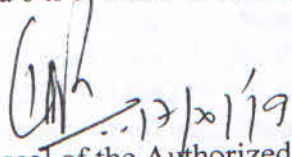
Place: Patna


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 05/11/19 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

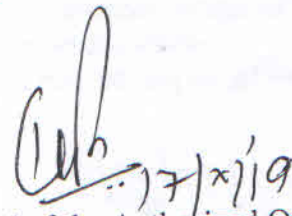
Memo NO-RERA/PRO-REG-607/2018./1257



Dated 17-10-2019

Copy to: Chairman RERA/ Members RERA/ A One Construction

Copy to: Branch Manager Federal Bank, Raja Bazar, Patna ✓


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Dev Prakash
17.10.19

Checked By J. P. S. S.
17-10-2019

Rechecked By Bani
17/10/2019