

REAL ESTATE REGULATORY AUTHORITY, BIHAR
4th /6th Floor, Bihar State Building Construction Corporation
Limited Complex, Shastri Nagar Patna - 800023

Order

Order under Section 7(3) of Real Estate (Regulation and Development) Act, 2016 against the Project “Shanti Apartment” by Griham Developers Pvt. Ltd.

Whereas the Promoter Griham Developers Pvt. Ltd. Patna was served a notice dated 25.01.2023 to show cause as to why the registration of the Project “Shanti Apartment” should not be revoked under Section 7(2) of the Real Estate (Regulation and Development) Act, 2016, in the light of a letter received from Chief Executive Officer, Patna Metropolitan Area Authority that the map of the project, approved vide plan no: PMAA/PRN/SHEKPURA/RAM KRISHNA NAGAR/G+03/29/2020, has been cancelled with immediate effect by the PMAA vide order dated 14.11.2022;

Whereas the Promoter in their reply through mail dated 23.02.2023 had stated that the competent authority has no jurisdiction to entertain the landowner's complaint; that the development agreement contained an arbitration clause for dispute resolution and that the land owner wants to sell the land under the development agreement, while the promoter has invested Rs. 50,00,000/ in the project, and the landowner is trying to disrupt the project;

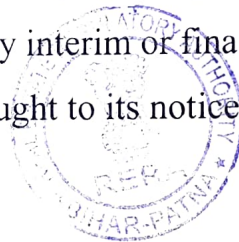
Whereas the submitted that they have challenged the decision of competent authority to cancel the map before the Hon'ble Patna High Court and has requested that the decision to revoke their registration with RERA may be kept in abeyance until the matter is disposed of by the Hon'ble High Court;

Re
20/4/23



Therefore, the Authority after taking into consideration the clause 3 under Notes mentioned in the Registration Certificate that failure in submitting the validated map may lead to the cancellation of registration of the project by the Authority and that the map/plan of the project has been cancelled by the competent authority and the promoter has no valid map of the project with them; and keeping in view the submission that an appeal is pending before the Hon'ble Patna High Court; and further keeping in mind the interest of the allottees involved in the project, and exercising the powers available to it under Section 7(3) of the Real Estate (Regulations and Development) Act, 2016 hereby directs that the registration of the project "Shanti Apartment" be kept in abeyance;

The Authority further directs the Promoter not to advertise or offer for sale or take fresh bookings and display this prominently on their web page on the web site of RERA until any interim or final order against the decision of the competent authority is brought to its notice.



✓ R 13/4/23
Secretary

✓ Memo No: RERA/159/2021/168
Copy to:
Shri. Mukesh Kumar Sinha,
Griham Developers Pvt. Ltd.,
Office at: Shiv Indra, Niketan,
Sadar Patel Path, North S.K. Puri,
Boring Road, Patna- 800013,
Bihar.
Email Id: grihamgroups@yahoo.com

Patna, Dated: 20/04/2023

✓ R 13/4/23
Secretary

Memo No: RERA/159/2021/168
Copy to:

Patna, Dated: 20/04/2023

The Manager,
Axis Bank,
Boring Road Branch,
Patna- 800001, Bihar

✓ R 13/4/23
Secretary

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 : BRERAP01030-4/159/R.-1352 /2022

Project Name : Shanti Apartment (New Project),

Project Address : Dev Nagar, Ram Krishna Nagar (Khesra/ Plot No-402(P), Khata No.-91, Thana No-111, Mauza-Sheikhpura), Sub division/District : Patna.

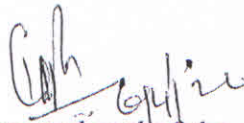
1. Company Griham Developers Private Limited, having its registered office at Shiv Indra Niketan, Sardar Patel Path, North S.K.Puri, Boring Road, Patna-800013

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 (Axis Bank, Branch Name- Boring Road, Patna, Account No. 921020007324790, IFSC Code : UTIB0000387) 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;
- The registration shall be valid for a period of 02 Years 02 Months commencing from...01/04/2022..... And ending with 04/06/2024 (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: 04/04/2022
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 **02 Years 02 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 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.
- 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-159/2021/S36
RERA/PRO-REG/Master File/Misc/115/2021

Dated 06/04/22

Copy to: Chairman RERA/ Members RERA/ Griham Developers Private Limited

Copy to: Branch Manager Axis Bank, Boring Road, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By: *[Signature]*
06/04/2022

Checked By: *[Signature]*
06/04/2022

Rechecked By: *[Signature]*
06/04/2022