

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-169/2018/.....

पटना, दिनांक—06.04.2022

प्रेषक:—

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

सेवा में,

Shree Shailendra Singh (Director)
Sai Kripa Real Estate Private Limited
2ND Floor, Awadh Raj Center, Mitra Compound,
East Boring Canal Road, Patna – 800001
Email Id:- admin@mittalinfra.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से **Project: PALAZZO (169)** के
निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।
प्रसंग :— **Application Id: BRERAP00047-1/169/R-88/2018**

Sir

With regard to your application for change in the bank account of your registered project Palazzo bearing registration number BRERAP00047-1/169/R-88/2018, you are directed to submit a clarification about the account which is being used for the project.

The registration certificate has mentioned the following details about the bank account: SBI, A/c no. 30719962889, IFSC Code: SBIN0003114.

After that an application came from your side that bank account may be changed to Kotak Mahindra Bank, A/c No.- 2513232169, IFSC Code- KKBK0005658.

However, from the quarterly progress report of the project submitted by you, the bank account being shown is Account Number :2513210761, KOTAK MAHINDRA BANK, IFSC Code:KKBK0005658. This Account Number is neither registered with RERA nor applied for change earlier.

As you have done 80% work of the project with operating the Account Number 2513210761, Kotak Mahindra Bank IFS code KKBK0005658.

Hence you are directed to submit a fresh application to change the Bank Account Number as 2513210761 Kotak Mahindra Bank IFS code KKBK0005658 in the name of Project - Palazzo as per shown in the Quarterly Progress report.

Please clarify this point and send your reply by email attaching all the documents to reg.rerabihar@gmail.com. Please mention the details – company name, project name and work in the subject line of the mail.

Regards

Sd/-
Authorised Signatory

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-169/2018/.....

पटना, दिनांक—03.03.2022

प्रेषक:—

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

सेवा में,

Shree Shailendra Singh (Director)
Sai Kripa Real Estate Private Limited
2ND Floor, Awadh Raj Center, Mitra Compound,
East Boring Canal Road, Patna – 800001
Email Id:- admin@mittalinfra.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से **Project: PALAZZO (169)** के
निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :— **Application Id: BRERAP00047-1/169/R-88/2018**

Sir

With regard to your application for change in the bank account of your registered project Palazzo bearing registration number BRERAP00047-1/169/R-88/2018, you are directed to submit a clarification about the account which is being used for the project.

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However, from the quarterly progress report of the project submitted by you, the bank account being shown is Account Number :2513210761, KOTAK MAHINDRA BANK, IFSC Code:KKBK0005658.

Please clarify this point and send your reply by email attaching all the documents to reg.rerabihar@gmail.com. Please mention the details – company name, project name and work in the subject line of the mail.

Regards

Sd/-

Authorised Signatory

भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)

चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

Letter No.-RERA/PRO.REG-169/2018/1/न-3

पटना, दिनांक-.....2020

प्रेषक:-

29/12/2020

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

सेवा में,

Shri Shailendra Singh (Director)
Sai Kripa Real Estate Private Limited
2nd Floor, Awadh Raj Center, Mitra Compound,
East Boring Canal Road, Patna-800001
Email- Id:- saikripaoffice@gmail.com

Sub:- Project के RERA Account में संशोधन के संबंध में Project-
PALAZZO Reg. No.- BRERAP00047-1/169/R-88/2012.

Sir,

It is here by requested to furnish the following information/document.

- (1) Present status of the Project with recent Photographs.
- (2) A certificate/ affidavit that the amount from the previous account was withdraw after it was certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

Authorized Signatory
RERA, Bihar

भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

Letter No.-RERA/PRO.REG-169/2018/1.2/5

पटना, दिनांक-24-2-2020

प्रेषक:-

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

सेवा में,

Shri Shailendra Singh (Director)
Sai Kripa Real Estate Private Limited
2nd Floor, Awadh Raj Center, Mitra Compound,
East Boring Canal Road, Patna-800001
Email- Id:- saikripaoffice@gmail.com

Sub:- Your letter dated 14.01.2020 for change of Account.

Sir,

It is intimated that in the request letter you have not mentioned the followings points for the change of Account.

- (1) What is the reason for changing the earlier Account.
- (2) How much money has been collected since inception of the project. Till date how much money has been utilised in the project and how much is in balance with the promoter. This should be certified by CA of the company. (UDIN no. Should be mentioned)
- (3) The detailed statement of the previous bank A/c starting from the date of initiation of the bank A/c till date should be submitted to this office. It should be Certified by the bank.

Hence you are requested to submit the information as required above.

01 ✓
Authorized Signatory
RERA, Bihar
24/02/2020

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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 to the following project under

Project registration number : BRERAP00047-1/169/R:28/2018

Project Name : Palazzo (Ongoing Project)

Project Address : Palazzo, Khgaul Road, Near ST. Karen's Secondary School,
In Front of Lafarge Plant, 801503, (Khesra No./Plot No. 7(P) & 428, Khata No. 197,
Mauza- Mustafapur) Sub division : Danapur, Dist - Patna.

1. Company Sai Kripa Real Estate Private Limited, having its registered office 2nd Floor, Awadh Raj Center, Mitra Compound, East Boring Canal Road, Patna-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- Shri Krishna Puri, Account No. 30719962889, IFSC Code : SBIN0003114,) 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 05 years 05 Months commencing from 16.07.2018 And ending with 2023/12/31 (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;
 - 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: 16.07.2018
Place: PATNA

Signature and Seal of the Authorized Officer
Real Estate Regulatory Authority

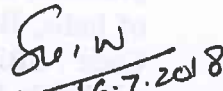


NOTE:

- 1) This registration no. 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.
- 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 5 Y.S.M 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, so cannot be sold.

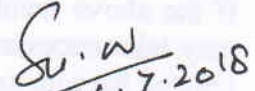
Memo NO-RERA/PRO-REG-169/2018./193

Dated ..16..7..18.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Sai Kripa Real Estate Private Limited./ Nagar Parishad Danapur Nizamat .

Copy to: Branch Manager State Bank of India, Shri Krishna Puri, With reference to 2c above account in light of RERA act 2016


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

