# REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.- RERA/Pro/Reg-29/2022/..... Dated .....

**FORM 'F'**

**[See rule 6(4)]**

**EXTENSION OF REGISTRATION OF PROJECT**

This extension of registration is granted under section 6, to the following project:

Project registration number : **BRERAP00047-6/29/R-1331/2022**
Project Name : **SKREPL PINNACLE BLOCK A-B(New Project)**
Project Address : **Pinnacle, Main Khagaul Road, Opposite Tata Motors, Patna, (Khesra/ Plot No- 488, 489, Khata No.- 24, 26, Thana No.-23, Mauza- Saguna), Sub division/District : Patna, Bihar.**

1. **A Company - Sai Kripa Real Estate Private Limitedhaving its registered office at- 2nd Floor, Awadh Raj Center, Mitra Compound, East Boring Canal Road, Patna - 800001.**
2. This extension of registration is granted subject to the following conditions:-

(i) 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 section17;

(ii) 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 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 section4;

(iii) The registration is extended by a period of 04 Year 11 months commencing from **01/07/2025** to **04/06/2030**due to the reason that project could not be completed in given time due to flood & pandemic and the interest of allottees have been created.

(iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under and conditions and directions as contained in the registration certificate issued earlier for this project.

(v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;

(vi) 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 there under.

Dated: 24-11-2025

Place: Patna

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.-RERA/Pro/Reg-29/2022./1433 Dated 24.11.2025

Copy to:-

1.**Promoter'sName**:-Sai Kripa Real Estate Private Limited, **Address**: 2nd Floor, Awadh Raj Center, Mitra Compound, East Boring Canal Road, Patna - 800001, (**Email-** saikripaoffice@gmail.com)

2. **The Branch Manager**:-State Bank of India, SME Branch, Boring Road, Patna.

-for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.- RERA/Pro/Reg-29/2022./1433 Dated 24.11.2025

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.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Vivek prakash 11/25
Checked by Concerned
Technical PersonSri Vivek Prakash

24-11-25
Checked by Concerned
Incharge Sri U. K.Sinha

24/11/25
Rechecked by
Senior Incharge Sri K.K. Srivastava

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

**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 : **BRERAP00047-6/29/R-1331 /2022**

Project Name : **SKREPL Pinnacle Block A-B (New Project),**

Project Address : **Pinnacle, Main Khagual Road, Opposite Tata Motors, Patna (Khesra/ Plot No-488, 489, Khata No.-24, 26, Thana No-23, Mauza-Saguna),** Sub division/District : **Patna.**

1. **Company Sai Kripa Real Estate Pvt. Ltd. having its registered office at 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 Section17;
   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– SME Branch, Boring Road Patna, Account No. 40740330743, 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 (l) of sub-section (2) of Section4;
   d. The registration shall be valid for a period of **03 Years 03 Months** commencing from...1/4/2022..... And ending with **30/06/2025** (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:...1/4/2022.....
Place:.....Patna.....

1/4/22

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 **03 Years 03 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.**

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-29/2022../.502
RERA/PRO-REG/Master File/Misc/115/2021

Dated ...01/04/2022

Copy to: Chairman RERA/ Members RERA/ Sai Kripa Real Estate Pvt. Ltd

Copy to: Branch Manager State Bank of India, SME Branch, Boring Road Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Deepak 01-04-2022

Checked By 01/04/2022

Rechecked By 01/04/2022