

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
4<sup>th</sup>/6<sup>th</sup> 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 : BRERAP00308-3/59/R-1357/2022

Project Name : The Imperial (New Project)

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-59/2022/765 dated 17.08.2022 bears accounts details "Axis Bank, Branch Name-Boring Road, Patna, A/c- 922020025145761, IFSC-UTIB0000387", whereas it has been amended as "State Bank of India, Branch Name- Specialised Commercial Branch, Patna, Kataruka Niwas, South Gandhi Maidan, Patna, A/c No-41536167228, IFSC-SBIN0004232"

Remaining part of the certificate will remain same and unchanged.

This issues with the approval of Competent Authority.

Sd/-

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-59/2022./...136

Dated ...25/4/2023

Copy to:

- 1) Shree Shyam Infracon, 406, Hemplaza, Frazer Road, Patna-800001
- 2) Branch Manager State Bank of India, Commercial Branch, Patna, Kataruka Niwas, South Gandhi Maidan, Patna

-for information & needful please.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By...  
24/04/2023

Checked By...  
24/04/23

Rechecked By...  
24/04/2023

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>th</sup>/6<sup>TH</sup> 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 : BRERAP00308-3/59/R-1357/2022

Project Name : The Imperial (New Project)

In respect of the Registration certificate issued by this Authority vide Memo no. RERA/PRO-REG-59/2022/541 Dated 06-04-2022 the following corrections/modification has been made for the project The Imperial in favour of M/s Shree Shyam Infracon as under :-

1. Name of partnership firm M/s Shree Shyam Infracon is replaced as company M/s Mahanagar Infracon Pvt Ltd w.e.f 17.02.2022.
2. Partnership firm in the application be read as company w.e.f 17.02.2022.
3. In place of Partnership Deed be read as Incorporation Certificate of company w.e.f 17.02.2022.
4. PAN Card of Partnership firm bearing No ACVFS2743K be read as PAN Card of company bearing No. AAPCM4789E w.e.f 17.02.2022.
5. Previous Bank A/c No mentioning the Bank Name-Axis Bank, Branch Name Boring Road, Patna Account No- 922020012728870 IFSC Code-UTIB0000387 should be now read as Bank Name-Axis Bank Ltd, Branch Name-Boring Road, Patna, Account No- 922020025145761, IFSC-UTIB0000387. w.e.f 01/04/2022
6. Designation of Vikash Churiwal and Babita Churiwal, Partner should be read as Vikash Churiwal, Director and Babita Churiwal, Director w.e.f 17.02.2022.
7. Sri Prashant Churiwal, Director after taking retirement from company w.e.f 24.03.2022 should be read as new appointment of Mr Raghav Churiwal, Director as a Director w.e.f 10.05.2022

Rest will remain the same.

Dated: 17.08.22  
Place: Patna



R/3/18/22  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-59/2022/765

Dated 17.08.22

Copy to: Chairman RERA/ Members RERA/ M/s Mahanagar Infracon Pvt Ltd.

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



R/3/18/22  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By: Ujjwal

12/08/2022

Checked By: [Signature]

12/08/2022

Rechecked By: [Signature]

12/08/2022



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> /6<sup>TH</sup> 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:

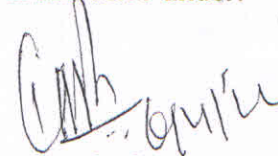
Project registration number : BRERAP00308-3/59/R.-1357/2022

Project Name : The Imperial (New Project),

Project Address : Dhelwan, Patna (Khesra/ Plot No-361, Khata No.-17, Thana No-23, Mauza-Dhelwan), Sub division/District : Danapur, Dist-Patna.

1. A Partnership Firm- Shree Shyam Infracon. having its registered office at 406, Hemplaza, Frazer 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 (Axis Bank, Branch Name- Boring Road, Patna, Account No. 922020012728870, 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;
  - d. The registration shall be valid for a period of 03 Years 09 Months commencing from 01/04/2022 And ending with 15/03/2026 (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: 01/04/2022  
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 **03 Years 09 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-59/2022.1541  
RERA/PRO-REG/Master File/Misc/115/2021

Dated 06/04/22

Copy to: Chairman RERA/ Members RERA/ Shree Shyam Infracon

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

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By: G. Jaiswal  
06/04/2022

Checked By: [Signature]  
06/04/2022

Rechecked By: [Signature]  
06/04/2022