

**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-242/2018/.....

पटना, दिनांक—14.09.2021

प्रेषक:—

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

सेवा में,

Shree Vikash Gaurav (Marketing Manager),  
Regency buildwell pvt.ltd.  
H/0- Sumitra Devi, Jagdeo Path,  
Bailey Road, Opp-Sidhartha Apartment Patna-800014  
Email Id:- mailregency@gmail.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से **Project: NIRMAL SHANTI ENCLAVE** के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :— **Application Id: BRERAP00135-1/242/R-206/2018**

Sir

With regard to your application for second extension of registration of Nirmal Shanti Enclave project bearing registration no. BRERAP00135-1/242/R-206/2018, you are directed to submit the following documents within three days of issuance of this letter failing which your application would be turned down.

1. Revalidated map of the project.
2. Consent of more than half of the allottees. The consent should be in the form of an affidavit.

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**Regards**

**Sd/-**

**Authorised Signatory**

Real Estate Regulatory Authority,  
6th Floor,  
BSBCCL Campus,  
Hospital Road, Shastri Nagar  
Patna-800023,  
Bihar

# 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 'F'

[See rule 6(4)]

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : BRERAP00135-1/242/R-206/2018  
Project Name : Nirmal Shanti Enclave (Ongoing Project)  
Project Address : Kusum Puram, Near Patliputra Station, (Khesra No./Plot No.- 54(P), Khata No.- 298, Thana No- 20, Mauza- Dhanaut),  
Sub division/District : Danapur, Dist.- Patna.

1. Company Regency Buildwell Pvt. Ltd. having its registered office at H/o Sumitra Devi, Jagdeo Path, Bailey Road, Opp-Sidhartha Apartment-800014

2 This extension of registration is granted subject to the following conditions, namely:-

- (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 section 17;
- (ii) The promoter shall deposit seventy per cent. of the amounts realised 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 (I) of sub-section (2) of section 4;
- (iii) The registration shall be extended by a period of /-3-2020 to 28-2-2021 [days / weeks / months] and shall be valid until ...28.2.2021...;
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (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 thereunder.
- (vii) Due to Covid-19 non availability of materials & Labour.

Dated: 30/9/2020

Place: Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-242/2018./...5.64

Dated ...30/09/2020

Copy to: Chairman RERA/ Members RERA/ Regency Buildwell Pvt. Ltd.

Copy to: Branch Manager State Bank of India, Jagdeo Path, Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



Typed By...  
30/09/2020

Checked By...  
30-9-2020

Rechecked By...  
30/09/2020



# 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 : BRERAP00135-1/242/R....206/2018

Project Name : Nirmal Shanti Enclave (Ongoing Project)

Project Address: Kusum Puram, Near Patliputra Station, (Khesra No./Plot No. 54(P), Khata No. 298, Thana No. 20, Mauza- Dhanaut), Sub division/District: Danapur, Dist - Patna.

1. Company Regency Buildwell Pvt. Ltd. having its registered office at H/O-Sumitra Devi, Jagdeo Path, Bailey Road, Opp-Sidhartha Apartment-800014

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 (State Bank Of India , Branch Name- Jagdeo Path, Account No. 00000033913335992, IFSC Code : SBIN0015997) 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 01 years 05 Months commencing from 4/10/2018 And ending with 2020/02/29 (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.

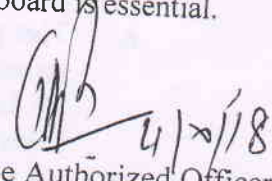
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Dated: 4/10/18  
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, 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 01/05/18 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.

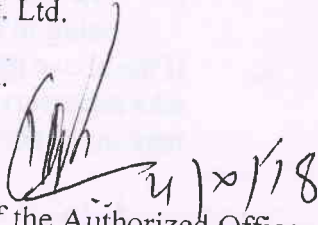
  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-242/2018..1...573

Dated 4-10-18

Copy to: Chairman RERA/ Members RERA/ Regency Buildwell Pvt. Ltd.

Copy to: Branch Manager State Bank Of India, Jagdeo Path, Patna.

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority