REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex, Shastri Nagar Patna – 800023

FORM 'D'

[See rule 6(4)]

INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 241/2018/1604 Date: 18/09/2024

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar.
Patna- 800023, Bihar.

To,

Shri Deepak Kumar Pandey,
Aastik Buildcon Private Limited,
Office at: Flat No- 303, Block- B,
Vidyanand Maheswari Complex,
Manglam Vihar, Sudha Diary Booth Road,
Baily Road, Patna – 801503,
Bihar.
Email Id: dkpandey82@gmail.com

Sub: Registration No: BRERAP00098-4/241/R-224/2018, for extension of registration of project Sai Amrita Enclave, Date: 29.11.2023 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 23.08.2024.

Sir,

You are hereby informed that your application for extension of registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. Additional fee required is of Rs.65,834.1/- for the delay in the extension of the project for the last three quarter. (Your registration certificate has validity up to 26/04/2023, But you applied on 29/11/2023 so there is a delay of 7 months, 3 days /3 quarter and the late fee applicable would be 50% of registration fees.
2. Authenticated copy of the reapproved map from the competent authority which is valid for a period longer than the proposed term of extension of the registration is sought from the authority.
3. Plan of remaining Development work to be completed Building /Wing Number (to be prepared separately for each Building /Wing of the Project) stages of development indicating

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

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the tasks/Activity with time schedule along with percentage of work done in Table A and Internal and External Development works in respect of the entire registered phase in Table B.

4. Consent of the majority of allottees that they have no objection if the project gets the extension up to (Date as per Form B-31/12/2025).

Place: Patna

Date: /09/2024

Authorised Officer

SEAL

REAL ESTATE REGULATORY AUTHORITY
RERA
BIHAR-PATNA

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REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

FORM 'F'

[See rule 6(4)]

PROVISIONAL EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : **BRERAP00098-4/241/R-224/2018**
Project Name : **Sai Amrita Enclave (Ongoing Project)**
Project Address : **Thana Sahapur, (Khesra/Plot No-2069, 2085, 2086, 2087, 2088, Khata No-160, 166, 168, 181, 182, Thana No-30, Mauza-Jamsaut),**
Sub division/District : **Danapur, Dist.- Patna.**

1. **Company Aastik Buildcon Pvt. Ltd. having its registered office at Flat No-303, Block B, Vidyanand Maheshwari Complex, Mangalam Vihar, Sudha Dairy Booth Road, Bailey Road, Patna-801503**

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 section17;

(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(l)of sub-section(2)ofsection4;

(iii) The registration shall be extended by a period of **45 Days** [days/weeks/months]and shall be valid until **26/04/2023**

(iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

(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.

(vii) Due to Covid-19 non availability of materials & Labour.

(viii) This extension of validity is being issued subject to the condition that the Promoter would get the map re-approved within stipulated extended period and submit please provide Form-B in which the date of completion must be mentioned in accordance with the time given by the competent authority (Nagar Parishad, Danapur Nizamat); Provide the details of cases pending with RERA, for this particular project.

Dated: 10/3/2023

Place: Patna

10/3/23

Signature and seal of the Authorized Officer

Memo NO-RERA/PRO-REG-241/2018../.107 Dated 10/03/2023

Copy to: Chairman RERA/ Members RERA/ Aastik Buildcon Pvt. Ltd.

Copy to: Branch Manager Federal Bank Of India, Raja Bazar, Patna



10/03/23

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... Checked By..... Rechecked By.....

10/03/2023 10/03/23 10/03/2023

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– RERA/PRO.REG-241/2018/..... Patna, dated–30.01.2023

Reminder

From,

Authorised Officer,
Real Estate Regulatory Authority,
Bihar, Patna.

To,

Shree Deepak Kumar Pandey (Vice- President (Sales))
Aastik Buildcon Private Limited
Flat No.-303, Block-B, Vidyanand Maheshwari Complex,
Mangalam Vihar, Sudha Dairy Booth Road,
Baily Road, Patna-801503
Email Id: - dkpandey82@gmail.com

Subject :– **Reminder Query Letter Regarding Extension of Project- Sai Amrita Enclave, Application Id No. – RERAP00098-4/241/R-224/2018, F. No.-241/2018.**

Sir

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- Sai Amrita Enclave, bearing application no. RERAP00098-4/241/R-224/2018 Following Documents/ Information is required:-

1- Provide the authenticated copy of [Permission/approval] from the competent authority (Nagar Parishad, Danapur Nizmat) which is valid for a period that is longer than the proposed term of extension. (Provide Receipt for the Validation of maps).
2- Please Provide Form B in which the date of completion must be mentioned in accordance with the time stipulated by the competent authority (Nagar Parishad, Danapur Nizmat).
3- Please provide a fresh Plan of remaining Development work to be completed Building /Wing Number (to be prepared **separately for each Building** Wing of the Project) **stages of development indicating the tasks/Activities with time schedule along with the percentage of work done** in the Table A viz. I Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall, and all other requirements as may be required to obtain

Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activities with the percentage of work done in Table B viz Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 Others

4- Authenticated Plan of the present construction status of the project showing the stage of development works undertaken till date.
5- Please provide the details of cases pending with RERA for this particular project.
6- Update the QPRs on their webpage with recent photographs (internal as well as external) and reports in recent Formats.

It is requested to submit the above said documents within three days. Failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail.

Yours Sincerely
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– RERA/PRO.REG-241/2018/..... Patna, dated–24.01.2023

From,

Authorised Officer,
Real Estate Regulatory Authority,
Bihar, Patna.

To,

Shree Deepak Kumar Pandey (Vice- President (Sales))
Aastik Buildcon Private Limited
Flat No.-303, Block-B, Vidyanand Maheshwari Complex,
Mangalam Vihar, Sudha Dairy Booth Road,
Baily Road, Patna-801503
Email Id: - dkpandey82@gmail.com

Subject :– **Regarding Extension of Project- Sai Amrita Enclave, Application Id No. – RERAP00098-4/241/R-224/2018, F. No.-241/2018.**

Sir

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- Sai Amrita Enclave, bearing application no. RERAP00098-4/241/R-224/2018 Following Documents/ Information is required:-

1- Provide the authenticated copy of [Permission/approval] from the competent authority (Nagar Parishad, Danapur Nizmat) which is valid for a period that is longer than the proposed term of extension. (Provide Receipt for the Validation of maps).
2- Please Provide Form B in which the date of completion must be mentioned in accordance with the time stipulated by the competent authority (Nagar Parishad, Danapur Nizmat).
3- Please provide a fresh Plan of remaining Development work to be completed Building /Wing Number (to be prepared **separately for each Building** Wing of the Project) **stages of development indicating the tasks/Activities with time schedule along with the percentage of work done** in the Table A viz. I Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall, and all other requirements as may be required to obtain Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in respect of the entire Registered

Phase indicating the tasks/Activities with the percentage of work done in Table B viz Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 Others

4- Authenticated Plan of the present construction status of the project showing the stage of development works undertaken till date.
5- Please provide the details of cases pending with RERA for this particular project.
6- Update the QPRs on their webpage with recent photographs (internal as well as external) and reports in recent Formats.

It is requested to submit the above said documents within three days. Failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail.

Yours Sincerely
Sd/-
Authorised Signatory

Letter– RERA/PRO.REG-241/2018/..... Patna, dated–06.01.2023

Reminder

From,

Authorised Officer,
Real Estate Regulatory Authority,
Bihar, Patna.

To,

Shree Deepak Kumar Pandey (Vice- President (Sales))
Aastik Buildcon Private Limited
Flat No.-303, Block-B, Vidyanand Maheshwari Complex,
Mangalam Vihar, Sudha Dairy Booth Road,
Baily Road, Patna-801503
Email Id: - dkpandey82@gmail.com

Subject :– **Reminder Query Letter Regarding Extension of Project- Sai Amrita Enclave, Application Id No. – RERAP00098-4/241/R-224/2018, F. No.-241/2018.**

Sir,

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- Sai Amrita Enclave, bearing application no. RERAP00098-4/241/R-224/2018 Following Documents/ Information is required:-

1. Please provide the authenticated copy of [Permission/approval] from the competent authority (Nagar Parishad, Danapur Nizmat) which is valid for a period which is longer than the proposed term of extension.
2. Please Provide Form B in which date of completion must be mentioned in accordance with the time stipulated by the competent authority(Nagar Parishad, Danapur Nizmat).
3. Please provide fresh Plan of remaining Development work to be completed Building /Wing Number (to be prepared **separately for each Building** Wing of the Project) **stages of development indicating the tasks/Activity with time schedule along with percentage of work done** in Table A viz. I Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be

required to obtain Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activity with percentage of work done in Table B viz Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 Others

4. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date and also upload the internal Photographs of QPR.
5. Please provide the details of cases which is pending with RERA for this particular project.

It is requested to submit the above said documents within three days, failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject and file No. in the subject line of your mail

Yours Sincerely
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– RERA/PRO.REG-241/2018/..... Patna, dated–27.12.2022

From,

Authorised Officer,
Real Estate Regulatory Authority,
Bihar, Patna.

To,

Shree Deepak Kumar Pandey (Vice- President (Sales))
Aastik Buildcon Private Limited
Flat No.-303, Block-B, Vidyanand Maheshwari Complex,
Mangalam Vihar, Sudha Dairy Booth Road,
Baily Road, Patna-801503
Email Id: - dkpandey82@gmail.com

Subject :– **Regarding Extension of Project- Sai Amrita Enclave, Application Id No. – RERAP00098-4/241/R-224/2018, F. No.-241/2022.**

Sir,

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- Sai Amrita Enclave, bearing application no. RERAP00098-4/241/R-224/2018 Following Documents/ Information is required:-

1. Please provide the authenticated copy of [Permission/approval] from the competent authority (Nagar Parishad, Danapur Nizmat) which is valid for a period which is longer than the proposed term of extension.
2. Please Provide Form B in which date of completion must be mentioned in accordance with the time stipulated by the competent authority(Nagar Parishad, Danapur Nizmat).
3. Please provide fresh Plan of remaining Development work to be completed Building /Wing Number (to be prepared **separately for each Building** Wing of the Project) **stages of development indicating the tasks/Activity with time schedule along with percentage of work done** in Table A viz. I Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. In Table B there

should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activity with percentage of work done in Table B viz Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 Others

4. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date and also upload the internal Photographs of QPR.
5. Please provide the details of cases which is pending with RERA for this particular project.

It is requested to submit the above said documents within three days, failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject and file No. in the subject line of your mail

Yours Sincerely
Sd/-
Authorised Signatory

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 : BRERAP00098-4/241/R-224 /2018

Project Name : Sai Amrita Enclave (Ongoing Project)

Project Address : Thana Sahapur, (Khesra No./Plot No. 2069, 2085, 2086, 2087, 2088, Khata No. 160, 166, 168, 181, 182, Thana No. 30, Mauza-Jamsaut), Sub division/District : Danapur, Dist – Patna.

1. Company Aastik Buildcon Pvt. Ltd. having its registered office at Flat No- 303, Block-B, Vidyanand Maheshwari Complex, Mangalam Vihar, Sudha Dairy Booth Road, Baily Road, Patna-801503

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 (Federal Bank Of India, Branch Name– Patna Raja Bazar, Account No. 19230200002428, IFSC Code : FDRL0001923) 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 05 Months commencing from 29/10/2018 And ending with 2022/03/31 (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; 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: 29/10/2018

Place: Patna

29/10/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

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 Yrs 05 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, 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.

29/10/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-241/2018/1694 Dated 29-10-2018

Copy to: Chairman RERA/ Members RERA/ Aastik Buildcon Pvt. Ltd.

Copy to: Branch Manager Federal Bank Of India, Patna Raja Bazar.

29/10/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA