



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: 1196/2020 /692

Date: 22/10/2024

From:

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

To,

Shri Prabhat Kumar Choudhary, Director,
Makan Developers Pvt. Ltd.
Office at: Patna Super Market, 1st Floor,
P.S: Gandhi Maidan, Patna- 800001, Bihar.
Email id: choudharypk3033@gmail.com

Sub: Registration No: BRERAP00325-4/1196/R-1010/2020, for extension of registration of project US Tower, Date: 07.02.2024 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 18.10.2024.

Sir,

You are hereby informed that your application for the extension of the registration of the project has been rejected and treated as withdrawn for the following reasons:

- You requested to withdraw the application for the extension of the registration of the project "US Tower" before the Hon'ble Bench on 18.10.2024.
- You stated before the Hon'ble Bench that the project had been completed and you had already applied for the completion certificate before the competent authority.

Your application has been rejected as withdrawn with the direction to submit a copy of the completion certificate and comply with Regulation 30 of Bihar RERA/Gen.Regulations/2024.

Place: Patna

Date: 22/10/2024



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K. Srinivasulu
Authorised Officer
22/10/24

SEAL

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 : BRERAP00325-4/1196/R/...../2020

Project Name : US Tower (New Project)

Project Address : Majhauri Khetal (Khesra/Plot No- 752, 762(N), 399, 400, 615(O), Khata No- 166, 162, Thana No.-333, Mauza- Majhauri Khetal), Sub division/District : Muzaffarpur.

1. Company Makan Developers (I) Pvt. Ltd having its registered office at Patna Super Market, 1st Floor, Fraser Road, Ps- Gandhi Maidan, Patna-800001.

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 (Axis Bank, Branch Name-Gandhi Maidan, Patna, Account No. 919020095136997, IFSC Code : UTIB0003494) 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 02 years 05 Months commencing from 4/8/2020 And ending with 2023/01/15 (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: 4/8/2020
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 02405M 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.
- 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-1196/2020.....1412

Dated 04/08/2020

Copy to: Chairman RERA/ Members RERA/ Makan Developers (I) Pvt. Ltd.

Copy to: Branch Manager Axis Bank, Gandhi Maidan, Patna.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Official

04/08/2020

Checked By J. S. S. S.

04/08/2020

Rechecked By Official

04/08/2020