

# 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 : BRERAP000563-1/436/R-9.49/2020  
Project Name : SIPAHI BHAGAT GALAXY (Ongoing Project),  
Project Address : Jalalpur Danapur (Khesra/ Plot No- 78, 80, 81, Khata No.-99, 104 and 105, 107, Thana No.- 22, Mauza- Near Ranjan Path), Sub division/District :Danapur  
Dist:- Patna.

1. **Company Rahul Roy Developers Pvt. Ltd. having its registered office at Shakuntala Bhawan, Sipahi Bhagat Place, Marshal Bazar, 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 (State Bank Of India, Branch Name- Patna, Account No. 37778598024, IFSC Code : SBIN0017469) 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 section4;
  - d. The registration shall be valid for a period of...~~XX~~...years...06...Months commencing from 5/5/2020..... And ending with 2020/10/20 (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: 5/5/2020  
Place: Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority





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.

4) Promoter shall ensure compliance to all Nocs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014

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

Dated 05/05/2020

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

and seal of the Authority  
Estate Regulator

Checked By J. A. Smith  
4-5-2020

Rechecked By.....Boes  
5/7/2022