

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-50/2018/...../231

पटना, दिनांक-.....2020  
5-3-2021

प्रेषक:-

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

सेवा में,

श्री राकेश रंजन (निदेशक),  
GEN X Infra Home Pvt. Ltd.,  
Flat No.-503, Ganga-5 Jalalpur Nagar, Ram Jaypal,  
Nagar Dental Collage, Danapur.  
Email-id: genxinfrahomes@gmail.com.

विषय :- भू-सम्पदा विनियामक प्राधिकरण, बिहार से Project: LAND MARK,  
DANAPUR के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :- Application Id: RERAP301201800142-1

महाशय,

उपर्युक्त विषयक एव प्रसंग में आपके पत्र दिनांक-06.11.2020 के संदर्भ में कहना है कि आपके द्वारा "Land Mark" Project के लिए समर्पित स्वीकृत नक्शा में Departmental Store का निर्माण Block-"A" के Floor Plan में स्पष्ट दर्शाया गया है।

इस आधार पर "Land Mark" Project के कुल ऐरिया के लिए निबंधन के पूर्व आपके द्वारा 92298=80 रू० एवं 47,000/- रू० क्रमाश:- डी०डी० नं०-001347 दिनांक-03.02.2018 एवं 001488 दिनांक-25.03.2018 द्वारा जमा किया गया है। इस प्रकार 92298=80 + 47,000/- कुल 139,298=80 रू० initial (Registration fee) इस प्रोजेक्ट के लिये जमा किया गया है।

अतः RERA Rule, 2017 के नियम-06 के आलोक में पंजीकरण की अवधि बढ़ाने हेतु उक्त राशि का आधा फीस देय होती है, जिसके विरुद्ध आपने 46,200/- ही जमा किया है। अतएव शेष राशि शीघ्र जमा करना सुनिश्चित करें ताकि मामले का निष्पादन किया जा सकें।

निदेशानुसार कहना है कि उपर्युक्त के आलोक में वांछित सभी कागजात स्वहस्ताक्षरित विवरण एवं स्पष्टीकरण 15 (प्रदह) दिनों के अंदर कार्यालय में उपलब्ध कराना सुनिश्चित किया जाय।

विश्वासभाजन,

प्राधिकृत पदाधिकारी,

भू-सम्पदा विनियामक प्राधिकरण,  
बिहार, पटना।

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

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 to the following project under

Project registration number : BRRERAP00142-1/50/R.../2.5/2018

Project Name : Landmark (Ongoing Project)

Project Address : Near Jalapur Dental College, muza-Jalalpur, Ps-Danapur,  
(Khesra No./Plot No.36(P), 112(P), 113(P), Khata No.- 92 & 79, Mauza- Jalapur

Sub division : Danapur, Dist - Patna.

1. Company Gen X infra Homes Pvt. Ltd. having its registered office Pocket-B7, House No-123, Sector-5 Rohini North West Delhi-110085
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 ( ICICI Bank, Branch Name- Raja Bajar, Account No. 061605000599, IFSC Code : ICIC0000616,) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
  - d. The registration shall be valid for a period of 01 years 08 Months commencing from 03.08.2018. And ending with 2020/04/01 (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: 03.08.2018  
Place: PATNA

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



**NOTE:**

- 1) This registration no. 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 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 1 Y 8 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, so cannot be sold.
- 6) At the project construction site, display of project details is essential.

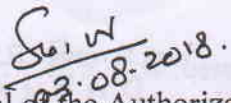
Memo NO-RERA/PRO-REG-50/2018./...2.92

Dated 03-8-2018

  
03.08.2018  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Gen X infra Homes Pvt. Ltd /  
Nagar Parishad Danapur Nizamat.

Copy to: Branch Manager ICICI Bank, Raja Bajar, Patna With reference to 2c above account  
in light of RERA act 2016

  
03.08.2018.  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

