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-155/2018/..... पटना, दिनांक–.....2021

प्रेषकः–

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

सेवा में,

Shree Radheshyam Prasad (Managing Director),
Shyam Shobha Construction Private Limited,
Setu Nagar, New bye Pass Road, Anishabad Patna-800002
Email Id:- pradipkumar.reddu@gmail.com

विषय :– **भू–सम्पदा विनियामक प्राधिकरण, बिहार से Project: SHAKTI TOWER के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।**

प्रसंग :– **Application Id: BRERAP00232-2/155/R-100/2018**

Sir

With reference to your application for extension of registration period of your project Shakti Tower bearing registration no. BRERAP00232-2/155/R-100/2018, you are requested to submit the following documents within a week of issuance of this letter

1. Duly filled Form E mentioning the reason for delay in timely completion of project

2. Duly filled Form B in which revised completion date should be clearly mentioned

3. Revalidation of the building plan which was sanctioned by Patna Municipal Corporation on 7/9/2017. Revalidation is required as per section 9 of the Bihar Building Bye-laws, 2014.

4. Photographs of the building from front, rear and side angles in such a manner which would help in assessing the progress made so far and also give view of the elevation. The photographs should carry the date and stamps of the company.

5. A detailed plan in the form of a bar chart showing your plans to complete the work.

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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

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 to the following project under

Project registration number : **BRERAP00232-2/155/R-1&D/2018**

Project Name : **Shakti Tower (Ongoing Project)**

Project Address : **Setu Nagar, New Bypass Road, Anishabad, (Khesra No./Plot No. 711, 727 & 701 Khata No. 210, 237 & 204, Mauza- Chitkohra)**

Sub division : **Patna, Dist – Patna.**

1. **Company Shyam Shobha Construction Private Limited. having its registered office Setu Nagar, New Bye Pass Road, Anishabad Patna-800002**
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 (Axis Bank, Branch Name– Anishabad, Account No. 913020026463882, IFSC Code : UTIB0001664,) 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...02...years...06...Months commencing from...19.07.2018. And ending with **2021/01/28** (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:...19.07.2018

Place:.....PATNA

19.07.2018

Signature and seal of the Authorized Officer

Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA PATNA

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 2Y.6M.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.

Memo NO-RERA/PRO-REG-155/2018../220 Dated ..19:7:18

19.07.2018

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Shyam Shobha Construction Private Limited./ Patna Nagar Nigam Patna.

Copy to: Branch Manager Axis Bank, Anishabad, With reference to 2c above account in light of RERA act 2016

19.07.2018

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority