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 : **BRERAP00235-1/914/R-663/2019**
Project Name : **Saffron Garden (Ongoing Project)**
Project Address : **(Khesra/Plot No-836(P), Khata No-836/741, Thana No-21, Mauza-Danapur Sahjadpur),** Sub division/District : **Danapur, Dist.- Patna.**

1. **Company A & A Engicon Pvt. Ltd. having its registered office at Ghafoor House, behind Paras Hospital, Samanpura, Raja Bazar, Patna-800014**

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 **03 Months**

(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 period of extension.

Dated: 24-4-2023

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-914/2019/1184 Dated 24/04/2023

Copy to: Chairman RERA/ Members RERA/ A & A Engicon Pvt. Ltd.

Copy to: Branch Manager HDFC Bank, Raja Bazar, Patna

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By... 12/04/2023 Checked By... 12/4/23 Rechecked By... 24/4/2023

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-914/2019/..... Patna, dated–20.02.2023

Reminder

From,

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

To,

Asif Iqbal (Director)
A & A Engicon Pvt Ltd
Ghafoor House, Behind Paras Hospital, Samanpura,
Raja Bazar-800014
Email Id: - asifmiqbal@gmail.com

Subject :– Reminder Query Letter Regarding Extension of Project-: Saffron Garden, Application Id No. – RERAP00235-1/914/R-663/2019.

Sir,

With reference to above, it is to inform that during scrutiny of your application for the Extension of Saffron Garden project bearing application no. RERAP00235-1/914/R-663/2019 following Information/ Document required:-

1. You have already got first extension up to 30/06/22 including nine months general extension, on the basis of Receipt for revalidation of map submitted with competent authority, however it has been noticed that your map was passed in 2012 by Architect and now the map needs to be re-approved by competent authority , therefore you are requested to get the map reapproved, before that you need to submit the copy of its receipt with the receipt of deposit of fees.
2. Along with the documents as mentioned in 1 above you are required to submit the documents as mentioned in the letters of RERA sent earlier to you on dated 02-12-2022 and in reminder query dated 06-01-2023.

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

Please send your reply by email to reg.rerabihar@gmail.com Mobile No.-7321864333 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-914/2019/..... Patna, dated–09.02.2023

From,

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

To,

Asif Iqbal (Director)
A & A Engicon Pvt Ltd
Ghafoor House, Behind Paras Hospital, Samanpura,
Raja Bazar-800014
Email Id: - asifmiqbal@gmail.com

Subject :– Regarding Extension of Project-: Saffron Garden, Application Id No. – RERAP00235-1/914/R-663/2019.

Sir,

With reference to above, it is to inform that during scrutiny of your application for the Extension of Saffron Garden project bearing application no. RERAP00235-1/914/R-663/2019 following Information/ Document required:-

1. You have already got first extension up to 30/06/22 including nine months general extension, on the basis of Receipt for revalidation of map submitted with competent authority, however it has been noticed that your map was passed in 2012 by Architect and now the map needs to be re-approved by competent authority , therefore you are requested to get the map reapproved, before that you need to submit the copy of its receipt with the receipt of deposit of fees.
2. Along with the documents as mentioned in 1 above you are required to submit the documents as mentioned in the letters of RERA sent earlier to you on dated 02-12-2022 and in reminder query dated 06-01-2023.

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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-914/2019/..... Patna, dated–06.01.2023

Reminder

From,

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

To,

Asif Iqbal (Director)
A & A Engicon Pvt Ltd
Ghafoor House, Behind Paras Hospital, Samanpura,
Raja Bazar-800014
Email Id: - asifmiqbal@gmail.com

Subject :– Reminder Query Letter Regarding Extension of Project-: Saffron Garden, Application Id No. – RERAP00235-1/914/R-663/2019.

Sir,

With reference to above, it is to inform that during scrutiny of your application for the Extension of Saffron Garden project bearing application no. RERAP00235-1/914/R-663/2019 following Information/ Document required:-

1. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
2. 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 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 vizi 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 ;The details must be in Table A & Table B as well as the work should be percentage in accordance with stipulated completion date must be mentioned.

3. Authenticated copy of [Permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration is sought from the Authority because the promoter had applied for extension in the year of 2021 (28/10/2021) so revalidated maps from competent authority might have obtained.
4. Milestone Chart/Bar Chart/Gantt Chart depicting plan of completion of construction of Block/Tower/ Building-wise various level of construction, it shall clearly indicate the level of progress to be achieved & up to what date during the period of extension.

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

Please send your reply by email to reg.rerabihar@gmail.com Mobile No.-7321864333 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-914/2019/..... Patna, dated–02.12.2022

From,

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

To,

Asif Iqbal (Director)
A & A Engicon Pvt Ltd
Ghafoor House, Behind Paras Hospital, Samanpura,
Raja Bazar-800014
Email Id: - asifmiqbal@gmail.com

Subject :– Regarding Extension of Project-: Saffron Garden, Application Id No. – RERAP00235-1/914/R-663/2019.

Sir,

With reference to above, it is to inform that during scrutiny of your application for the Extension of Saffron Garden project bearing application no. RERAP00235-1/914/R-663/2019 following Information/ Document required:-

1. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
2. 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 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 vizi 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 ;The details must be in Table A & Table B as well as the work should be percentage in accordance with stipulated completion date must be mentioned.

3. Authenticated copy of [Permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration is sought from the Authority because the promoter had applied for extension in the year of 2021 (28/10/2021) so revalidated maps from competent authority might have obtained.
4. Milestone Chart/Bar Chart/Gantt Chart depicting plan of completion of construction of Block/Tower/ Building-wise various level of construction, it shall clearly indicate the level of progress to be achieved & up to what date during the period of extension.

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

Please send your reply by email to reg.rerabihar@gmail.com Mobile No.-7321864333 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

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)]

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : **BRERAP00235-1/914/R-663/2019**
Project Name : **Saffron Garden (Ongoing Project),**
Project Address : **(Khesra/ Plot No 836 (P), Khata No- 836/741, Thana No 21, Mauza- Danapur Sahjadpur),** Sub division/District : **Danapur, Dist.- Patna**

1. **Company A & A Engicon Pvt. Ltd. having its registered office at Ghafoor House, Behind Paras Hospital, Samanpura, Raja Bazar, Patna-800014**

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 section 17;

(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) of section 4;

(iii) The registration shall be extended by a period of **03 Months & 27 Days** [days / weeks / months] and shall be valid until. **30.06.2022;**

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

(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 thereunder.

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

Dated: 7/3/2022

Place: Patna

7/3/22

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-914/2019/288. Dated 08/03/22.
RERA/PRO-REG/Master File/Misc/115/2021

Copy to: Chairman RERA/ Members RERA/ A & A Engicon Pvt. Ltd

Copy to: Branch Manager HDFC Bank, Raja Bazar, Patna

7/3/22

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By. 07-03-2022 Checked By. 07/03/2022 Rechecked By. 07/03/2022

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-914/2019/..... पटना, दिनांक–28.02.2022

प्रेषकः–

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

सेवा में,

Shree Gautam Kanodia (Partner)
A & A Engicon Pvt Ltd
Ghafoor House, Behind Paras Hospital,
Samanpura, Raja Bazar-800014
Email Id:- asifmiqbal@gmail.com

विषय :– **भू–सम्पदा विनियामक प्राधिकरण, बिहार से Project: SAFFRON GARDEN (914) के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।**

प्रसंग :– **Application Id: BRERAP00235-1/914/R-663/2019**

Sir

With regard to your application for extension of registration of Saffron Garden project bearing registration no. BRERAP00235-1/914/R-663/2019, you are directed to submit following document within two days from the date of issuance of this letter.

1. Proof of having submitted the map/plan of the project for revalidation/re-approval to the competent Authority.

Please send your reply to reg.rerabihar@gmail.com and attach the documents with the mail.

You are also directed to mention name of the company, project and registration no. in the subject line of the email.

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 : **BRERAP00235-1/914/R...663../2019**

Project Name : **Saffron Garden (Ongoing Project),**

Project Address : **(Khesra/ Plot No 836 (P), Khata No- 836/741, Thana No 21, Mauza- Danapur Sahjadpur),** Sub division/District : **Danapur, Dist.- Patna**

1. **Company A & A Engicon Pvt. Ltd. having its registered office at Ghafoor House, Behind Paras Hospital, Samanpura, Raja Bazar, Patna-800014**
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 (HDFC Bank, Branch Name– Raja Bazar, Patna, Account No. 16492320000231, IFSC Code : HDFC0001649 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...01...years...07.....Months commencing from..14/6/2019..... And ending with **2020/12/31** (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:..14/6/2019.....
Place:...Patna.....

14/6/19

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 ..01Y07M.. 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.

14/6/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-914/2019/1799 Dated 14.06.2019

Copy to: Chairman RERA/ Members RERA/ A & A Engicon Pvt. Ltd

Copy to: Branch Manager HDFC Bank, Raja Bazar, Patna

14/6/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... Dev Prakash 14.6.19 Checked By..... 14/6/19 Rechecked By..... 14/6/2019