



# 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

Memo-No.-RERA/PRO-REG-54/2024/...452

Dated:-...22/07/2024

FORM 'C'

[See rule 5(1)]

## REGISTRATION CERTIFICATE OF PROJECT

This registration is being granted under Rule 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP00351-007/54/R-...1731/2024

Project Name : Shivraj Tower, (G+4):Total No.Flats-11, Project Address : Mauza-Kiratpur Gurudas Khabra, (Khesra/ Plot No- 449, Khata No.- 407, Thana no.-334, (Total Net Plot Area of Land-495.69 Sq. M). Sub division/District- Muzaffarpur, Dist;- Patna.

1. A Company- M/s Urmila Homes Pvt. Ltd. having its registered office at Pagambarpur, Koluha, Ayachi Gram, Near Bariya Bus Stand, Muzaffarpur, Bihar, Pin-842003.
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 (**Indian Bank**, Branch Name- Muzaffarpur (Main) Branch, Account No. **7341214404**, IFSC Code : **IDIB000M780**) 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;
  - d. The registration shall be valid for a period of **1 Years 10 Months** commencing from **22/07/2024** and ending with **31/03/2026** (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 thereunder; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and Development) Rules, 2017.
  - 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 herein, as per the Act and the Rules and Regulations made thereunder.

Dated: 22/7/2024

Place: Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority





**NOTE:**

1) Distribution of share in the units of project is as follows based on the affidavit submitted jointly by both the promoter and landowner/s.

A) Promoter's Share:- Flats- 2nd floor –201,202, 203, 3rd floor –301, 302, 303 (50%), Parking space:- 5 and 50% of 1 space.

B) Landowner's Share:- Flats-1st floor – 101, 102, 103, 3rd floor – 303 (50%), 4th floor – 401, 402, Parking space:- 5 and 50% of 1 space.

2) 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 revocation 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.

3) The above registration is valid for a period of **01 Years 10 Months** as provided in condition no.2(d), subject to the condition that the promoter shall get the project's map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws-2014, as amended from time to time, and resubmit the same to the RERA, Bihar. Failure to submit the validated map may lead to the revocation of registration of the project by the Authority.

4) Promoter shall ensure compliance to all NOCs and obtain Occupancy Certificate from the Competent Authority as required under Bihar Building Bye Laws, 2014, as amended from time to time.

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 5'x 4' board is essential.

7) In case of any document is not found to be in order, the same should be made available immediately.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-54/2024.1452

Dated ...22/07/2024

RERA/Pro/Reg-54/2024(New Project)

Copy to:- (i) **Promoter's Name**:- M/s Urmila Homes Pvt. Ltd, **Address**:- Pagambarpur, Koluha, Ayachi Gram, Near Bariya Bus Stand, Muzaffarpur, Bihar, Pin-842003. (**Email**- lvecomuz@gmail.com)

Copy to:-(ii) **The Branch Manager**:- Indian Bank, Muzaffarpur (Main) Branch..

-for information & needful please.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo No.-RERA/PRO-REG-54/2024/452

Dated.. 22/07/2024.

Copy to: IT Consultant/Technical Officer concerned for uploading a copy of it on the web portal and for forwarding a copy of it to Promoter concerned by email.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Aditya Shashank  
22/07/2024

Checked by Concerned  
Technical Person Sri Aditya Shashank

Checked by Concerned  
Incharge Sri U. K. Sinha

Rechecked by  
22/7/24

Senior Incharge Sri M.K. Shukla