



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,
Shastri Nagar Patna – 800023

FORM 'D'

[See rule 6(4)]

INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 531/2021/899

Date: 24.02.2025

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar.
Patna- 800023, Bihar.

To,
Shri Amresh Kumar, Director,
Universal Green Infra Ltd,
Office at: 108, S P Varma Road,
Opposite Surbhi DhaSaguna More, Balajee Nagar, Danapur,
Patna- 801503, Bihar.
Email Id: amresh.universal@gmail.com

Sub: Registration No: BRERAP00073-1/45/R-42/2018, for extension of registration of project Universal Garden Date: 19.01.2024 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 30.01.2025.

Sir,

You are hereby informed that your application for extension of registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. Consent of two-thirds of allottees that the allottees have no objection if the project gets the extension up to the Date as mentioned in fresh Form B.
2. An authenticated copy of the permit letter & revalidated/reapproved map from the competent authority which is valid for a period longer than the proposed term of extension of the registration is sought from the authority.
3. A delay fee of Rs.8508.75/- is to be deposited in the bank account of the authority.

Place: Patna

Date: 24/02/2025



K. Sivaram
Authorised Officer

SEAL

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 : BRERAP00073-1/45/R.4.2/2018

Project Name : Universal Garden (Ongoing Project)

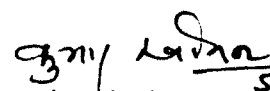
Project Address : Saguna More, Balajee Nagar, Danapur, Patna (Khesra
No./Plot No. 151, Khata No. 87, Mauza- Saguna Khagaul Road)

Sub division : Danapur, Dist - Patna

1. Company Universal Green Infra Ltd. having its registered office Saguna More, Balajee Nagar, Danapur, 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 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 (State Bank of India, Branch Name- Saguna, Account No. 33824573867, IFSC Code : SBIN0011675,) 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 04 years 07 Months commencing from 05.06.2018.... And ending with 2022/12/31 (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;
 - 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: 5/6/18....

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.

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.

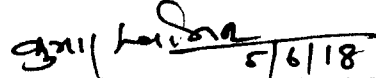
3) The above registration is valid for a period of ^{04 yrs/07 months}as provided in 2d, subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws and resubmit the same to the RERA , Bihar. Failure 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-45/2018.. / 54

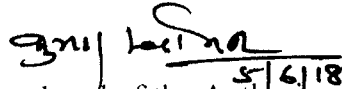
Dated 05-6-2018


5/6/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Universal Green Infra Ltd. /
Nagar Parishad Danapur Nijamat.

Copy to: Branch Manager State Bank of India, Saguna, With reference to 2c above account in
light of RERA act 2016


5/6/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority