

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-847/2019/.....

पटना, दिनांक—26.10.2021

प्रेषक:—

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

सेवा में,

Shree Kuber Kumar (Director),
Maitreyee Mahanirman LLP,
Housing Board Dipugarha Near Rose Bud,
School Hazaribag Jharkhand-825301
Email-id: balajimax6@gmail.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से **Project: MAA PITAMBARA PALACE** के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :— **Application Id: BRERA00704-1/847/R-545/2019**

Sir

With regard to your application for registration of Maa Pitambara Palace project bearing registration no. BRERA00704-1/847/R-545/2019, you are directed to submit the following documents within a week of issuance of this letter failing which the application would be turned down.

1. Duly approved map by the competent authority. Manoharpur Kachuwra now comes under the jurisdiction of Patna Metropolitan Area Authority, hence map needs to be approved from there.
2. Supplementary development agreement as well consent letter of the landowner who had earlier given a letter against you.
3. Requisite fee.
4. Name and consent letter of the architect and structural engineer under whose supervision the project is being executed.
5. Current photographs of the project with date and stamp of the company and signature of the authorised person.

Regards

Sd/-

Authorised Signatory

Real Estate Regulatory Authority,
6th Floor,
BSBCCL Campus,
Hospital Road, Shastri Nagar
Patna-800023,
Bihar

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 : BRERAP00704-1/847/R-545/2019
Project Name : Maa Pitambara Palace (Ongoing Project)
Project Address : Manoharpur, Kachhawura, Opp. Patna ISBT (Khesra/Plot No- 24, Khata No 90, Thana No 117, Mauza-Manoharpur Kachuwara),
Sub division/District : Phulwarisharif, Dist.- Patna.

1. Company Vaibhavi Prop. Realty Pvt. Ltd. having its registered office at Hazaribag, Jharkhand-825301
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- Guru Govind Singh Road, Hazaribagh, Jharkhand, Account No. 50200016599732, IFSC Code : HDFC0000527 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 26 Months commencing from 24/12/2019..... And ending with 2021/09/30 (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: 24/12/19
Place: Patna

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 ofas 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.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority


Memo NO-RERA/PRO-REG-847/2019..1.452


Dated 2-7-2019

Copy to: Chairman RERA/ Members RERA/ Vaibhavi Prop. Realty Pvt. Ltd

Copy to: Branch Manager HDFC Bank, Hazaribagh, Jharkhand


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By... 
01/04/2019

Checked By... 
1-7-2019

Rechecked By... 
21/4/2019