रेरा बिहार
RERA BIHAR

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: 29/2018 / 910 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 Shakir Ajaz, Director,
Rooftech Developers Pvt. Ltd.,
Office at: Flat No: 4E1, Eagle Apartment,
Rajapur, Near Mainpura Masjid, Patna- 800001, Bihar.
Email Id: rooftechdevelopers@gmail.com

Sub: Registration No: BRERAP00105-1/29/R-90/2018, for extension of registration of project Roof Tech Royal Garden Phase-1 (A,B), Date: 06.12.2023 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 24.10.2024.

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. An authenticated copy of the sanctioned 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. (As the proposed project is located in Mauza-Sorampur; earlier it was not in the planning area and Mukhiya had passed the map but now Mauza-Sorampur comes into the planning area).

Place: Patna

Date: 24/02/2025

REAL ESTATE REGULATORY AUTHORITY BIHAR-PATNA RERA

Authorised Officer

SEAL

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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 : **BRERAP00105-1/29/R-90/2018**
Project Name : **Roof Tech Royal Garden Phase 1 (A,B) (Ongoing Project)**
Project Address : **Janipur, Patna (Khesra/Plot No-577 & 578, Khata No-249 & 251, Mauza-Janipur),** Sub division/District : **Patna Sadar, Dist.- Patna.**

1. Company **Rooftech Developers Private Limited.** having its registered office at **Rooftech Developers Private Limited Flat No. 4E1, Eagle Appartment Rajapur Near Minpura Masjid, Patna-800001.**

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 **Three Months** [days/weeks/months]and shall be valid until **23/05/2023**

(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 and submit within the above said stipulated period positively.

Dated: 24/11/2020

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-29/2018../.../85 Dated 24.02.2023

Copy to: Chairman RERA/ Members RERA/ Rooftech Developers Private Limited.

Copy to: Branch Manager Union Bank of India, Boring Road, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By. 23/02/2023 Checked By. 23/2/23 Rechecked By. 23/02/2023

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-29/2018/..... Patna, dated–04.01.2023

From,

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

To,

SHAKIR AJAZ (Director)
Rooftech Developers Private Limited
Rooftеceh Developers Private Limited Flat No 4e1, Eagle Appartment Rajapur Near Mainpura Masjid Patna-800001
Email Id: - rooftechdevelopers@gmail.com

Subject :– Regarding Extension of Project- Roof Tech Royal Garden Phase 1(A,B), Application Id No. – RERAP00105-1/29/R-90/2018, F. No.-29/2018.

Sir,

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- Roof Tech Royal Garden Phase 1(A,B), bearing application no. RERAP00105-1/29/R-90/2018, Following Documents/ Information is required:-

1. Applicaton fee for the extension of **Rs 1 lakh** must be submitted initially.
2. Promoter is directed to submit the double of the registration fee i.e. **Rs. 41,416/-.** as additional fee for the delay in extension more than a year is 100% of the registration fees.
3. The proposed project is in **Mauza- Sorampur**; earlier it was not in Planning area and mukhiya had passed the map but now Mauza- Sorampur is in planning area. So, the authenticated copy of revalidated map [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.
4. 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 time schedule along 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 vi zi 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.

5. A fresh copy of Form B in which landowner's name in para 1 must be mentioned.
6. Authenticated Plan of present status of construction of project showing the stage of development works undertaken till date
7. QPRs of quarter OCT to Dec 2022 to be uploaded in the forms as per revised Regulations

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

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject and file No. 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

संo संo–RERA/PRO.REG-29/2018/342 पटना, दिनांक 31/03/2021

प्रेषकः–

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

सेवा में,

शाकिर अगाज (Director),
Rooftech Developers Private Limited,
F/No.-4E1, Eagle Apartment, Rajapur,
Mainpur, Masjid Patna-800001
Email Id:- rooftechdevelopers@gmail.com

विषय :– भू–सम्पदा विनियामक प्राधिकरण, बिहार से Project: ROOF TECH ROYAL GARDEN PHASE-I (A,B) PATNA SADAR के अवधि विस्तार के सम्बन्ध में।

प्रसंग :– Application Id: BRERAP00105-129/R-90/2018

महाशय,

उपर्युक्त विषयक प्रसंग के संदर्भ में आपसे प्राप्त आवेदन दिनांक–**10.11.2020** के संदर्भ में कहना है कि प्राधिकरण द्वारा वैसे **Project** जिसका **Completion Date** मार्च–**2020** में तथा उसके बाद है उसे **Covid-19 Pandemic** के कारण छः माह का स्वत्रः अवधि विस्तार किया गया है।

किन्तु आपके **Project** का **Completion Date-30.12.2020** है तथा आपके द्वारा उपलब्ध कराये गये **Photograph** से प्रतीत होता है कि **Project** का अभी **Structured work** भी **Complete** नहीं हुआ है। ऐसी स्थिति में **Project Complete** होने में छः माह से अधिक का समय लगने की संभावना है। अतएव निमांकित सूचना। अभिलेख उपलब्ध कराया जाएः–

(1) **RERA Rule 6 (1)** के तहत निर्धारित **Form-'E'** मे आवेदन पत्र सभी अपेक्षित सूचना सहित उपलबध कराया जाए।
(2) **Extension of Registration** के लिए निर्धारित **Fee** की राशि **D.D.** के माध्यम से उपलबध कराया जाय।
(3) **Extension of time** के लिए कारण स्पष्ट करते हुए विवरण उपलब्ध कराया जाए।
(4) **Project** के भवन का अद्यतन फोटोग्राफ जिस पर फोटोग्राफ की तिथि अंकित हो। उस पर **Firm** का मुहर एवं **Firm** के प्रतिनिधि का हस्ताक्षर आवश्यक है।
(5) **Form-'B'** में **Project Completion** के संबंध में शपथ पत्र उपलब्ध कराना सुनिश्चित किया जाए। **Form-B** में **Completion Date** तिथि, माह, तथा वर्ष में अंकित होना आवश्यक है। साथ में **Project** का नाम भी अंकित किया जाय।

निदेशानुसार कहना है कि उपर्युक्त के आलोक में वांछित सभी कागजात स्वहस्ताक्षरित विवरण एवं स्पष्टीकरण 15 (प्रंदह) दिनों के अंदर कार्यालय में उपलब्ध कराना सुनिश्चित किया जाय।

विश्वासभाजन,

31/03/2021

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

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 : **BRERAP00105-1/29/R-90 /2018**
Project Name : **Roof Tech Royal Garden Phase 1 (A,B) (Ongoing Project)**
Project Address : **Janipur Patna, (Khesra No./Plot No. 577 & 578, Khata No. 249 & 251, Mauza- Janipur)** Sub division : **Patna Sadar, Dist – Patna.**

1. **Company Rooftech Developers Private Limited. having its registered office Rooftech Developers Private Limited Flat No. 4E1, Eagle Appartment Rajapur Near Mainpura Masjid Patna-800001.**
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 (Union Bank of India, Branch Name– Boring Road Patna, Account No. 751101010050054, IFSC Code : UBIN0575119,) 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..05...Months commencing from..16:07:2018.... And ending with **2020/12/30** (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;
   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:..16.07.2018
Place:....PATNA

16.07.2018
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY
RERA
BIHAR-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.

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 2Y5M 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-29/2018..1195 Dated ..16.7.18...

16.07.2018

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Rooftech Developers Private Limited./ Mukhiya Gram Panchyat Sorampur .

Copy to: Branch Manager Union Bank of India, Boring Road Patna, With reference to 2c above account in light of RERA act 2016

16.07.2018

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA