



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: 130/2018/1202

Date: 21.05.2025

From:

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

To,

Shri Pankaj Kumar, Partner,
S.D.S.D and P.Pvt. Ltd. (J.V),
Office at: Main Goal Road,
Ahead of St. Karen School, Danapur,
Patna- 801503, Bihar.
Email Id: sandsdevelopers.jv@gmail.com

Sub: Registration No: BRERAP00106-2/130R-102/2018, for extension of registration of project S.S. Metro Mall cum Multiplex Tower Residential A,B,C , Date: 16.07.2024 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 26.12.2024.

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;

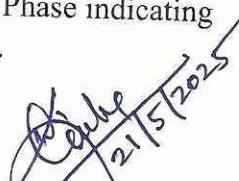
1. An authenticated copy of the sanctioned map & Permit Letter from the competent authority (for all blocks of Project) which is valid for a period longer than the proposed term of extension of the registration is sought from the authority.
2. As per Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024, [Section 10 (3)] the promoter is directed to pay Application charge for extension of registration under section 6 of Rs. 20,00,000/- (Rupees Twenty lakh).
3. As per Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024, [Section 11] the promoter is directed to pay Application late charge for extension of registration under section 6 of Rs. 10,00,000/- (Rupees Ten lakh).
4. Consent of the two-thirds of allottees that the allottees have no objection if the project gets the extension up to date as mentioned in fresh Form D.



5. The compelling circumstances and reasons for failing to complete the project during the stipulated time period as well as promoter need to satisfy that the progress of the project has reached to a level where completion is possible in the given time frame.
6. Plan of remaining Development work to be completed Building /Wing Number stages of development indicating the tasks/Activities with the time schedule [In dated format] along with the percentage of work done in Table A and In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activities with the percentage of work done in Table B.

Place: Patna

Date: 21/05/2025


21/5/2025
Authorized 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 : **BRERAP00106-2/130/R-122/2018**

Project Name : **S.S.Metro Mall Cum Multiplex Tower Residential A, B, C (Ongoing Project)**

Project Address : **Main Gola Road, (Khesra No./Plot No 1409, 1410(P) & 1411 Khata No.- 165, 171 & 208 Mauza- Danapur) Sub division: Danapur, Dist - Patna.**

1. **Company S.D.S.D. And P.Pvt.(J.V) Ltd. having its registered office Main Gola Road Ahead of St.Karen School 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 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 (State Bank Of India, Branch Name- Gola Road, Account No. 35081902380, IFSC Code : SBIN0017469,) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section4;
 - d. The registration shall be valid for a period of **04 years 08 Months** commencing from **24.07.2018** And ending with **2023/03/30** (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: **24.07.2018**

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. Registration granted cannot be construed as evidence in respect of right title 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 4 Y 8 M 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.

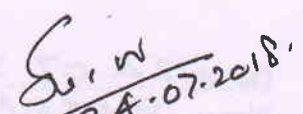
Memo NO-RERA/PRO-REG-130/2018./.....232

Dated ..24-7-18


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ S.D.S.D. And P.Pvt.(J.V) Ltd./ Nagar Parishad Danapur Nizamat.

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


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

