

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)]

EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6, to the following project:

Project registration number : BRERAP00472-1/308/R-265/2018
Project Name : Gulzar Apartment (New Project)
Project Address : Isopur, Phulwarisharif, (Khesra/Plot No-4172, Khata No-1138, Thana No-35, Mauza-Isopur, Phulwari), Sub division/District : Patna.

1. Company Abida Engicon Pvt. Ltd. having its registered office at Flat No. GR4, RJA Complex, Near Poddar Tiles, Naherpar, Danapur, Patna-801503

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 section 17;
- (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 (1) of sub-section (2) of section 4;



(iii) The registration shall be extended by a period of 02 Months [days/weeks/months] and shall be valid until 17/05/2023

(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.

Dated: 16/01/2023

Place: Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-308/2018./117.

Dated ...16/3/23...

Copy to: Chairman RERA/ Members RERA/ Abida Engicon Pvt. Ltd.

Copy to: Branch Manager Canara Bank, Budh Marg



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

[Handwritten signature]

Typed By... *[Handwritten signature]*...
16/03/2023

Checked By... *[Handwritten signature]*...
16/03/2023

Rechecked By... *[Handwritten signature]*...
16/03/2023

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-308/2018/.....

Patna, dated-03.02.2023

Reminder

From,

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

To,

Shree Abhijit Mukherji (Director)
Abida Engicon Private Limited
Flat No Gr4, Raja Complex, Near Poddar Tiles,
Naherpar, Danapur, Patna-801503
Email Id: - abhijit9226@gmail.com

Subject :- Reminder Query Letter Regarding Extension of Project- Gulzar Apartment, Application Id No. – RERAP00472-1/308/R-265/2018, F. No.-308/2018.

Sir,

With reference to above, it is to inform that during scrutiny of your application for Extension of Project- "**Gulzar Apartment**" by Abida Engicon Private Limited, bearing Application No.-**RERAP46201800472-1, following Document /Information have not been made available with the application :**

1. **Detailed plan to complete the remaining work in the proposed Extension time-** 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 with time schedule along with the percentage of work done in table A viz. 1 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 1. 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 viz 1 Internal Roads & amp; 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- **The details must be in Table A & Table B as well as the work should be a percentage in accordance with stipulated completion date must be mentioned.- Not submitted required** [Only submitted Architects certificate with Table A and Table B showing the percentage of Work done]

[Note: For more details regarding "Online arrangement to submit the application for Extension of Registered Projects", you may refer RERA Bihar website office order no. 111 dated 26-10-22]

It is requested to submit the above-said Documents/Information within 3 working days positively, failing which the 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 as we have mentioned 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

Letter- RERA/PRO.REG-308/2018/.....

Patna, dated-11.11.2022

From,

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

To,

Shree Abhijit Mukherji (Director)
Abida Engicon Private Limited
Flat No Gr4, Raja Complex, Near Poddar Tiles,
Naherpar, Danapur, Patna-801503
Email Id: - abhijit9226@gmail.com

**Subject :- Regarding Extension of Project- GULZAR APARTMENT,
Application Id No. - RERAP00472-1/308/R-265/ 2018, F. No.-
308/2018.**

Sir,

With reference to above, it is to inform that during scrutiny of your application for Extension of Project- "**Gulzar Apartment**" by Abida Engicon Private Limited, bearing Application No.-**RERAP46201800472-1, following Document /Information have not been made available with the application :**

1. **Details of Cases along with case nos. filed against promoter, if any.**
2. **Status of RERA webpage updating and Quarterly Progress Report still not updated on website- Update it.**

3. **Detailed plan to complete the remaining work in the proposed Extension time.**
[Note: For more details regarding "Online arrangement to submit the application for Extension of Registered Projects", you may refer RERA Bihar website office order no. 111 dated 26-10-22]

It is requested to submit the above-said Documents/Information within 3 working days positively, failing which the 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 as we have mentioned 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

Letter- RERA/PRO.REG-308/2018/.....

Patna, dated-14.10.2022

From,

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

To,

Shree Abhijit Mukherji (Director)
Abida Engicon Private Limited
Flat No Gr4, Raja Complex, Near Poddar Tiles,
Naherpar, Danapur, Patna-801503
Email Id: - abhijit9226@gmail.com

Subject :- Reminder- Query Letter regarding Extension of Project- GULZAR APARTMENT, Application Id No. – RERAP00472-1/308/R-265/2018, F. No.-308/2018.

Sir,

With reference to above, it is to inform that during scrutiny of your application for Extension of Project- "**Gulzar Apartment**" by Abida Engicon Private Limited, bearing Application No.-**RERAP00472-1/308/R-265/2018**, **following Document/Information have not been made available with the application:-**

1. Additional fee required for delay of 2 quarters @50% of Registration Fees (50% of 12540) = Rs.6270/-
2. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
3. Explanatory note regarding the state of development works in the Project & reason for delay for not completing the development works in the project within the period declared in the declaration submitted in Form-B at the time of making application for registration of the Project.
4. Revised Form-B mentioning the name/s of landowner also, after para-1, or showing the legal title of landowner on which the development of proposed project is to be carried out.
5. Date of completion as per fresh Form-B is 31-12-2024, it exceeds the validity date of Revalidation Permit Letter, revalidated till 17-05-2023, explanation/fresh Form-B required.
6. Milestone Chart/Bar Chart/Gantt Chart depicting plan of completion of construction of Block/Tower/Building-wise various level of construction, it shall clearly indicate the level of progress to be achieved and up to what date during the period of extension.

It is requested to submit the above-said Documents/Information within Three working days positively, 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 as we have mentioned in the subject line of your mail.

Yours Sincerely

Sd/-

Authorised Signatory

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 : BRERAP00472-1/308/R-2.65.. /2018

Project Name : Gulzar Apartment (New Project)

Project Address : Isopur, Phulwarisharif, (Khesra No./Plot No 4172, Khata No. 1138, Thana No. 35, Mauza- Isopur, Phulwari), Sub division/District : Patna.

1. Company Abida Engicon Pvt. Ltd. having its registered office at Flat No. GR4, RJA Complex, Near Poddar Tiles, Naherpar, 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 Canara Bank, Branch Name- Budh Marg, Account No. 1434201001680, IFSC Code : CNRB0001434) 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 section4;
 - d. The registration shall be valid for a period of...02...years...06....Months commencing from...29.11.2018.... And ending with 2021/05/17 (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: 29/11/2018

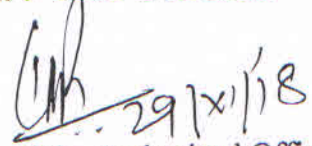
Place: Patna

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 of 02 Y 06 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, 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-308/2018./..9.1.9

Dated 29-11-2018

Copy to: Chairman RERA/ Members RERA/ Abida Engicon Pvt. Ltd.

Copy to: Branch Manager Canara Bank, Budh Marg.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

