



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: 84/2022/672

Date: 15/10/2024

From:

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

To,

Shri Vinod Yadav, Partner,
Madhutech Reality,
Office at: Panchwati Colony, Mithanpura,
P.O: Ramna, P.S: Mithanpura,
Muzaffarpur- 842002, Bihar.
Email Id: madhutech101@gmail.com

Sub: Registration No: BRERAP00716-5/84/R-1400/2022 , for extension of registration of project Laxmi Saraswati Kunj, Date: 03.05.2024 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 04.10.2024.

Sir,

You are hereby informed that your application for the extension of the registration of the project has been rejected and treated as withdrawn for the following reasons:

- You requested to withdraw the application for the registration of the real estate project "Laxmi Saraswati Kunj" before the Hon'ble Bench on 04.10.2024.
- You stated before the Hon'ble Bench that an employee of the company had mistakenly applied for an extension of the project's registration, whereas the company had already applied for the completion certificate.

Your application has been rejected as withdrawn with the direction to submit a copy of the completion certificate and comply with Regulation 30 of Bihar RERA/Gen.Regulations/2024.

Place: Patna

Date: 15/10/2024

SEAL



K. Prasad
Authorised Officer
15/10/24

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 : BRERAP00716-5/84/R-1400/2022

Project Name : Lakshmi Saraswati Kunj (New Project),

Project Address : Mauza- Salahpur Budhan Alias Attaradah, Pragna- Bishra, (Khesra/ Plot No-348, 349, Khata No.-46, 190, Ward No-31, Mauza- Attaradah),

Sub division/District : Muzaffarpur.

1. A Partnership Firm- Madhutech Reality. having its registered office at Panchwati Colony, Mithanpura, Po- Ramna, Ps-Mithanpura, Muzaffarpur-842002

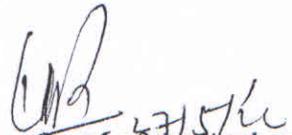
2. This registration is granted subject to the following conditions, namely :-

- 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] ;
- 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;
- 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- Aghoria Bazar, Muzaffarpur, Account No. 120001101661, IFSC Code : CNRB0005742) 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 Section 4;
- The registration shall be valid for a period of 01 Year 09 Months commencing from 27.5.2022 And ending with 02/03/2024 (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;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
- 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.

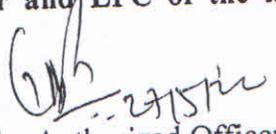


Dated: 27/5/2022
Place: Patna


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 **01 Year 11 Months** as provided in 2(d), 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.
- 7) In case of any papers not found in order, the same should be made available within one month.
- 8) Promoter needs to submit the corrected copy of Permit letter and LPC of the land concerned within a month.

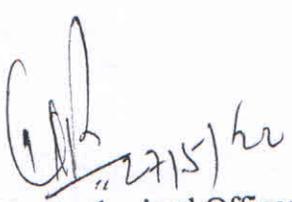

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Dated 27/05/22

Memo NO-RERA/PRO-REG-84/2022/631...
RERA/PRO-REG/Master File/Misc/115/2021

Copy to: Chairman RERA/ Members RERA/ Madhutech Reality

Copy to: Branch Manager Canara Bank, Aghoria Bazar, Muzaffarpur


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Shilpa
27/05/22

Checked By Shilpa
26/05/2022

Rechecked By Shilpa
26/05/2022