

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> /6<sup>TH</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,  
SHASTRI NAGAR PATNA - 800023

## FORM 'F'

[See rule 6(4)]

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : BRERAP00080-1/19/R-150/2018  
Project Name : Satellite City (Ongoing Project),  
Project Address : Turki Chajan Road, Thana No.-161, Kurhani, Muzaffarpur,  
Sub division/District : Muzaffarpur, Dist- Muzaffarpur

**Note:- Khata/ Khesra No. attached on separate sheet.**

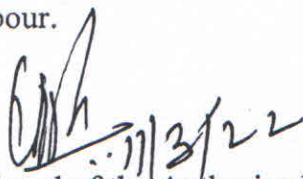
1. Company Eastern Estate Construction & Developers Pvt. Ltd. having its registered office at House No.-2 Mihir Path East Boring Canal Road, Patna-800001

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 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 **09 Months, 24 Days** [days / weeks / months] and shall be valid until. **31/12/2022 (Inclusive of force meajor period of nine months);**
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (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 thereunder.
- (vii) Due to Covid-19 non availability of materials & Labour.

Dated: 11/3/2022

Place: Patna

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

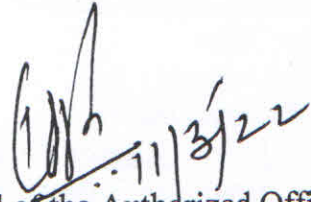
Memo NO-RERA/PRO-REG-19/2018/361  
RERA/PRO-REG/Master File/Misc/115/2021

Dated ...11/03/22

Copy to: Chairman RERA/ Members RERA/ Eastern Estate Construction & Developers Pvt. Ltd.

Copy to: Branch Manager Indian Overseas, Bank, Muzaffarpur

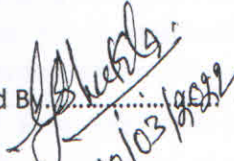


  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

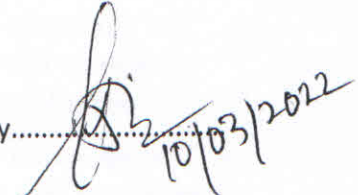
Typed By.....

  
10-03-2022

Checked By.....

  
10/03/2022

Rechecked By.....

  
10/03/2022

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> /6<sup>TH</sup> 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 : BRERAP00080-1/19/R.-1.S.O./2018

Project Name : Satellite City (Ongoing Project)

Project Address : Turki Chajan Road, Thana No. 161, Kurhani, Muzaffarpur,

Sub division/District : Muzaffarpur, Dist - Muzaffarpur.

Note:- Khata/ Khesra No. attached on separate sheet

1. Company Eastern Estate Construction & Developers Pvt. Ltd. having its registered office at House No. 2 Mihir Path East Boring Canal Road 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 section 17;
  - 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 (Indian Overseas Bank, Branch Name- Muzaffarpur, Account No. 124802000000401, IFSC Code : IOBA0001248,) 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;
  - d. The registration shall be valid for a period of 02 years 07 Months commencing from 4/9/2018..... And ending with 2021/03/31 (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: 4/9/2018

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, title or interest of the plot over which plan is approved.

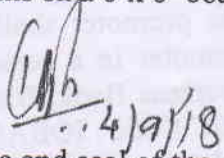
2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.

3) The above registration is valid for a period of ~~02.10.18~~ 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-19/2018..1374

Dated ....4-9-2018

Copy to: Chairman RERA/ Members RERA/ Eastern Estate Construction & Developers Pvt. Ltd

Copy to: Branch Manager Indian Overseas Bank, Muzaffarpur

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



muza - Chhajan Harishankar, Thana No.-161, Kurhani, Muzaffarpur

SL No.	Khata	Khesra
1	2285	9181
2	1284	9182
3	1854	9195
4	744	9326
5	744	9326
6	732	9327
7	366	9328
8	366	9328
9	2615	9329
10	732	9356
11	2615	9371
12	1803 Ka	9372
13	205	9376
14	1634	9377
15	697	9378
16	1634	9382
17	1634	9382
18	1908	9383
19	1908	9385
20	1225	9386
21	533	5389
22	1377	9500
23	2093	9501
24	1795	9503
25	732	9505
26	2042	9515
27	2042	9515
28	1904	9521
29	533	9524
30	2696	9525
31	1776	9527
32	1901	9529
33	1683	9532
34	533	9533
35	1944	9537
36	1908	9539
37	1908	9540
38	1908	9541
39	1908	9542
40	1951	9932
41	576	9200
42	1014, 277	9199, 9515, 9516
43	1944, 1951	9537, 9532

SL No.	Khata	Khesra
44	2180	9528
45	366	9370
46	366	9370
47	2449	9495
48	1124	9179
49	2043	9155
50	386	9175
51	2372	9178
52	2372	9180
53	2043	9193
54	1284	9182
55	2414	9224
56	366	9328
57	2615	9329
58	1803 Ka	9349
59	2589, 1100	9351, 9352, 9354, 9355
60	732	9356
61	2043	9374
62	1803 Ka	9372
63	1803 Ka	9372
64	744	9381
65	744	9381
66	1132	9393
67	1877	9395
68	1743	9396
69	1743	9397
70	1877	9398
71	2524	9399
72	1361 Ka	9405
73	744	9509
74	2161	9511
75	2161	9511
76	2275	9517
77	1901	9519
78	1128	9520
79	533	9523
80	1944	9526
81	1776	9527
82	1118	9931

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority