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 : **BRERAP00080-1/19/R-150/2018**
Project Name : **Satellite City (Ongoing Project),**
Project Address : **TurkiChajan 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 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 purposeaspersub-clause(D)ofclause(1)ofsub-section(2)ofsection4;

(iii) The registration shall be extended by a period of **45 Days** [days/weeks/months]and shall be valid until **07-05-2023**

(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 theproject;

(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 madethereunder.

(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 stipulated period of extension and submit a fresh Form-B in which date of completion must be mentioned in accordance with the time given by the competent authority.

Dated: 24/3/2023

Place: Patna

24/3/23

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-19/2018./132 Dated ..24/3/23.
RERA/PRO-REG/Master File/Misc/115/2021

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

Copy to: Branch Manager Indian Overseas Bank, Muzaffarpur

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... 23/03/2023

Checked By..... 23/3/2023

Rechecked By..... 23/03/2023

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-19/2018/..... Patna, dated–30.01.2023

Reminder

From,

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

To,

Shree Sanjeev Kumar (CMD)
Eastern Estate Construction & Developers Pvt. Ltd.
House no 2 Mihir Path East boring canal road, Patna - 800001
Email Id:- easternestateagency@gmail.com

Subject :– Reminder Query Letter Regarding Extension of Project- IOB Satellite City, Application Id No. - RERAP00080-1/19/R-150/2018, F.No.-19/2018.

Sir

With reference to above, it is to inform that during scrutiny of your application for the extension of IOB Satellite City project bearing application no. RERAP00080-1/19/R-150/2018 the following document has not been made available with the application.

1. Please provide the authenticated copy of [Permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension as Kurhani Block comes under planning area of Muzaffarpur district so validation of map is necessary.
2. Please Provide Form B in which date of completion must be mentioned in accordance with the time stipulated by the competent authority.
3. Please provide fresh 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 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 viz 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

4. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
5. Please provide the details of cases which is pending with RERA for this particular project.
6. Update the QPRs on their webpage with recent photographs (internal as well as external) and reports in recent Formats.

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 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-19/2018/..... Patna, dated–24.01.2023

From,

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

To,

Shree Sanjeev Kumar (CMD)
Eastern Estate Construction & Developers Pvt. Ltd.
House no 2 Mihir Path East boring canal road, Patna - 800001
Email Id:- easternestateagency@gmail.com

Subject :– **Regarding Extension of Project- IOB Satellite City, Application Id No. - RERAP00080-1/19/R-150/2018, F.No.-19/2018.**

Sir

With reference to above, it is to inform that during scrutiny of your application for the extension of IOB Satellite City project bearing application no. RERAP00080-1/19/R-150/2018 the following document has not been made available with the application.

1. Please provide the authenticated copy of [Permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension as Kurhani Block comes under planning area of Muzaffarpur district so validation of map is necessary.
2. Please Provide Form B in which date of completion must be mentioned in accordance with the time stipulated by the competent authority.
3. Please provide fresh 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 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

viz 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

4. Authenticated Plan of the present status of construction of the project showing the stage of development works undertaken till date.
5. Please provide the details of cases which is pending with RERA for this particular project.
6. Update the QPRs on their webpage with recent photographs (internal as well as external) and reports in recent Formats.

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 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 '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 (l) 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

11/3/22

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-19/2018/1361 Dated ...11/03/2022...
RERA/PRO-REG/Master File/Misc/115/2021

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

Copy to: Branch Manager Indian Overseas, Bank, Muzaffarpur

11/3/22

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

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 : BRERAP00080-1/19/R-1520 /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 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 (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 (l) of sub-section (2) of section4;
   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.....

4/9/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

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 01.07.20 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.

4/9/18

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

4/9/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR PATNA

...uza – 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

4/9/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority