



# 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: 688/2018/1034

Date: 07.03.2025

From:

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

To,  
Shri Uttam Kumar, Director,  
Jalalpur Infrastructure Private Limited,  
Office at: Hotel Maharaja Inn Campus, Rajendra Path,  
Patna- 800001, Bihar.  
Email Id: [jalalpurinfra@gmail.com](mailto:jalalpurinfra@gmail.com) , [info@jalalpurinfra.in](mailto:info@jalalpurinfra.in)

Sub: Registration No: BRERAP00081-2/688/R-448/2019, for extension of registration of project Jalapur Gems, Date: 23.02.2024 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 27.02.2025.

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. Scanned copy of Form- E with all the details.
2. An authenticated copy of the reapproved map along with the revised permit letter from the competent authority which is valid for a period longer than the proposed term of extension of the registration is sought from the authority.
3. 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 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



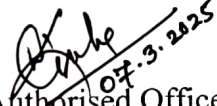
Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant 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/Activities with the percentage of work done in Table B vi zi 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. Copy of Form B with promoter & project name, landowner name in para 1, and date of completion of time must be written in dated format.
5. 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 B.

Further, the bench hereby directed the respondent to submit the completion certificate.

Place: Patna

Date: 07.03.2025

  
07.3.2025  
Authorised Officer

SEAL





# 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 : BRERAP00081-2/688/R.....448/2019

Project Name : Jalalpur Gems (New Project)

Project Address : Opp. Gyan Niketan Girls School, Ghurdaur Road, Digha, Patna (Khesra/Plot No- 1283, Khata No 239, Thana No 1, Mauza Digha),

Sub division/District : Patna.

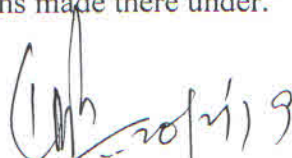

1. Company Jalalpur Infrastructure Pvt. Ltd. having its registered office at Hotel Maharaja Inn Campus, Rajendra Path, Patna-800001

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 (State Bank of India, Branch Name- Jagdeo Path Branch, Patna, Bihar, Account No. 33874746787, IFSC Code SBIN0015997 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 section 4;
- The registration shall be valid for a period of .....years. 10 .....Months commencing from 20/2/2019 And ending with 2022/12/31 (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;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

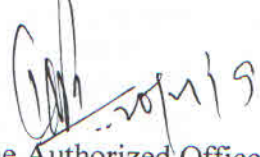
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Dated: 20/2/2019  
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 03 Years 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

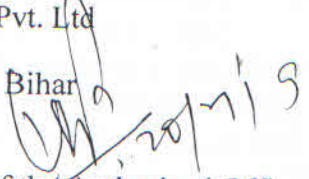
Memo NO-RERA/PRO-REG-688/2018..12.47

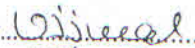
Dated ...20/02/2019

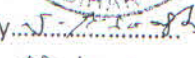
Copy to: Chairman RERA/ Members RERA/ Jalalpur Infrastructure Pvt. Ltd

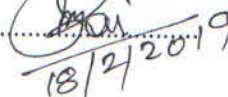
Copy to: Branch Manager State Bank of India, Jagdeo Path, Patna, Bihar



  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By...  
18/02/19

Checked By...  
18/2/2019

Rechecked By...  
18/2/2019