



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: 180/2022/ 819

Date: 27/11/2024

From:

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

To,

Shri Kundan Kumar, Partner,
M/s. Balaji Dream Homes,
Office at: House No-34, Road No: 04,
Magistrate Colony, Ashiana Nagar,
Patna- 800025, Bihar.
Email Id: balajihomes786@gmail.com

Sub: Registration No: BRERAP00154-2/990/R-712/2019, for extension of registration of project Balaji Heritage, Date: 01.08.2024 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 extension of registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. An authenticated copy of the reapproved map 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.
2. Additional Fee for delay (05 months 19 days delay), from the date of application of extension in Form-E. [Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024] of Rs. 5,00,000/- (Rupees five lakh) for the delay in application for an extension of the project.
3. Application fee of Rs 10,00,000/- (Rupees ten lakh) for an extension of project registration as per the [Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024]
4. The Promoter is directed to submit the penalty amount of Rs 1,00,000/- which was imposed for the non-submission of QPRs (Letter no.-RERA/TE/QPR/75/2022/525, date: 15/03/2023)
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.



6. The compelling circumstances and reasons for failing to complete the project during the stipulated period and the promoter's need to satisfy that the project's progress has reached a level where completion is possible in the given time frame.

Place: Patna

Date: 27/11/2024

SEAL



Authorised Officer

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 : BRERAP00154-2/990/R.-712- /2019

Project Name : Balaji Heritage (New Project),

Project Address : Ashopur Road, RK Puram, Danapur, Patna (Khesra/ Plot No 565(P),
Khata No-11, Thana No 24, Mauza- Mainpura), Sub division/District : Danapur, Dist- Patna.

1. Company Balaji Dream Homes, having its registered office at House No-34, Road No-4, Magistrate Colony, Ashiyana Nagar, Patna-800025

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 (Indusind Bank, Branch Name- Ashiyana Nagar, Patna, Account No. 201000754023, IFSC Code : INDB0000534) 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 03 years 09 Months commencing from 9/8/2019 And ending with 2023/05/14 (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: 9/8/2019

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.

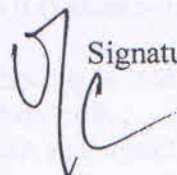
2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.

3) The above registration is valid for a period of ^{03409M} ~~03409M~~ ^{03409M} 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-990/2019. ^{1.9.87}

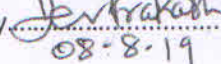


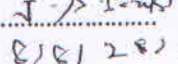
Dated ⁹⁻⁸⁻²⁰¹⁹

Copy to: Chairman RERA/ Members RERA/ Balaji Dream Homes

Copy to: Branch Manager Indusind Bank, Ashiyana Nagar, Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By 
08-8-19

Checked By 
8/8/2019

Rechecked By 
09/08/2019