

FORM 'D'

[See rule 6(4)]

INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No.919/2019/303

Date:19.06.2023

From:

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

To,

Shri. Saket Kumar, Managing Director,
Sevenist Infrastructure Private Limited,
Office at: L-2/32, P.I.T. Colony,
Kanakrbagh, Patna- 800020, Bihar.
Email id: 7istconstructions@gmail.com
Contact no: 9835689777

Sub: Registration No: BRERAP00617-2/919/R-846/2019 for extension of registration of Divya Virasat

Sir,

You are hereby informed that after the hearing took place on dated 13.06.2023/15.06.2023 , your application for extension of the registration of the project, as above, is rejected for the reasons set out that following documents/ fees have not been furnished: -

1. The remaining amount of the application for the extension of registration is Rs 98,500/- (As the promoter has submitted only Rs 1500/-).
2. Additional Fee @25% of Registration fees for delay of every quarter (2 months 20 days delay), from the date of application of extension in Form-E.
3. QPRs (Quarterly progress report) in the prescribed format [Form-7] with detailed information.
4. The permit letter of the revalidated map. (Plan No.- 22/17-18). Which is issued by the competent authority.
5. 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. If you have submitted an application for reapproval to the competent authority, please provide the receipt of the application and the fee deposited.

Encl: Order passed in RERA/PRO/REG-919/2019 dated 13.06.2023/15.06.2023.

Place: Patna

Date: 19.06.2023

SEAL



[Signature]
Authorised Officer
19/6/23

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Hon'ble Member Mrs. Nupur Banerjee.
RERA/Pro/Reg- 919/2019

Authorised Representative of RERA

...Complainant

Versus

Sevenist Infrastructure Pvt. Ltd.

...Respondent

Project: Divya Virasat

For the Complainant: Adv. Ankit Kumar, L.R.

For the Respondent: None

ORDER

13.06.2023

15.06.2023

Hearing taken up under section 6 of the Real Estate (Regulation and Development) Act, 2016, for rejection of the application for extension of registration of the project "Divya Virasat".

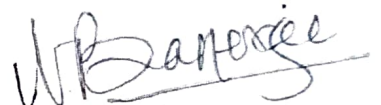
The Real Estate Regulatory Authority, Bihar issued a show-cause notice on 06.03.2023 to the promoter Sevenist Infrastructure Pvt. Ltd. through its Managing Director, Shri. Saket Kumar, as to why the application for extension of registration of the Project "Divya Virasat" on 16.03.2023, should not be rejected under section 6 of the Real Estate (Regulation and Development) Act, 2016 .

The authorised representative of RERA, Bihar submitted that the project was registered on 22.11.2019 up to 10.04.2022 and as per O.O. No: 108, dated 13.12.2021, after nine months of general extension, the completion date also ended on 13.09.2022, the promoter didn't apply for extension during the validity period as per Rule 6 of Bihar Real Estate (Regulations and Development) Rules, 2017. However, the Authority considered the application in the interest of the allottees, but found that application for the extension did not consist of requisite documents/information which needed to be mandatorily submitted, as stipulated under Section 6 of the Real Estate (Regulation and Development) Act, 2016 and Rule 6 (4) of

the Bihar Real Estate (Regulation and Development) Rules, 2017 and Regulations thereof.

Since no one has appeared from the side of the respondent company, and no reply has been submitted in response to the notice dated 06.06.2023 vide letter no 919/2019/273, the Authority considered it fit to reject the application for an extension of registration of the Project "Divya Virasat" (Registration No. BRERAP00617-2/919/R-846/2019) on the grounds of inadequate documents, as stipulated under Section 6 of the Real Estate (Regulation and Development) Act, 2016, Rule 6 (4) of the Bihar Real Estate (Regulation and Development) Rules, 2017, and relevant regulations.

With the above observation, this case is disposed of.


Nupur Banerjee
Member

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 : BRERAP00617-2/919/R-846/2019

Project Name : Divya Virasat (New Project)

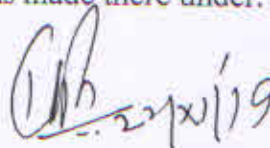
Project Address : Bailey Road Nahar, Bailey Road, Patna (Khesra/ Plot No 08, Khata No- 12, Thana No- 18, Mauza- Rukanpura), Sub division/District : Danapur, Dist.- Patna.

Company Sevenist Infrastructure Pvt. Ltd. having its registered office at L-2/32, P.I.T. Colony, Kankarbagh, Patna-800020

1. 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 (ICICI Bank, Branch Name- Kankarbagh, Patna, Account No. 030705007370, IFSC Code : ICIC0000207) 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;
 - d. The registration shall be valid for a period of 02 years 05 Months commencing from 22/11/2019 And ending with 2022/04/10 (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.
2. 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: 22/11/2019

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 02405M 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'x6' board is essential.

[Signature]
22/11/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-919/2019/114/6



Dated 22-11-2019

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

Copy to: Branch Manager ICICI Bank, Kankarbagh, Patna

[Signature]
22/11/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Deepti Khatun
22-11-19

Checked By J. A. Singh
22-11-2019

Rechecked By [Signature]
22/11/2019