

**भू-सम्पदा विनियामक प्राधिकरण**  
**(REAL ESTATE REGULATORY AUTHORITY, BIHAR)**  
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर  
शास्त्रीनगर, पटना-800023

सं०सं०—RERA/PRO.REG-698/2018/.....

पटना, दिनांक—06.12.2021

प्रेषक:—

प्राधिकृत पदाधिकारी,  
भू-सम्पदा विनियामक प्राधिकरण,  
बिहार, पटना।

सेवा में,

श्री अजय विशाल (निदेशक),  
TCW Realty Private Limited.,  
Flat No.-402, 3<sup>rd</sup> Floor, Ojha Apartment,  
S.P. Marg, Civil Lines, Allahabad-211001,  
Email-id: rahul.delhi11325@gmail.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से **Project: THE GREEN PHASE 1,2, SONPUR** के निबंधन के संबंध में।

प्रसंग :— **Application Id: BRERAP00724-2/698/R-837/2019**

Sir

With regard to your application for corrigendum in the registration certificate of the Sai Green Phase 1, 2 project bearing registration on. BRERAP00724-2/698/R-837/2019, you are directed to submit a fresh application for registration of a project consisting of plots which you had requested for addition in the existing certificate.

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**Regards**

**Sd/-**

**Authorised Signatory**

Real Estate Regulatory Authority,  
6th Floor,  
BSBCCL Campus,  
Hospital Road, Shastri Nagar  
Patna-800023,  
Bihar

**भू-सम्पदा विनियामक प्राधिकरण**  
**(REAL ESTATE REGULATORY AUTHORITY, BIHAR)**

चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर  
शास्त्रीनगर, पटना-800023

सं०सं०-RERA/PRO.REG-698/2018/488...

पटना, दिनांक-05/07/2021

प्रेषक:-

प्राधिकृत पदाधिकारी,  
भू-सम्पदा विनियामक प्राधिकरण,  
बिहार, पटना।

सेवा में,

श्री अजय विशाल (निदेशक),  
TCW Realty Private Limited.,  
Flat No.-402, 3<sup>rd</sup> Floor, Ojha Apartment,  
S.P. Marg, Civil Lines, Allahabad-211001,  
Email-id: rahul.delhi11325@gmail.com

विषय :- भू-सम्पदा विनियामक प्राधिकरण, बिहार से Project: THE GREEN PHASE 1,2, SONPUR के निबंधन के क्रम में हेतु आप से प्राप्त अतिरिक्त खाता एवं प्लॉट को सम्मिलित करने के संबंध में।

प्रसंग :- Application Id: RERAP98201800724-2

महाशय,

उपर्युक्त विषयक प्रसंग के आलोक में आप से प्राप्त आवेदन के संदर्भ में कहना है कि -

- (1) It is intimated that you may apply for a fresh registration of project as The Sai Ggreen Part-2 because additional plot of land will not be included further in the present certificate.

This is for your information Please.

विश्वासभाजन,

प्राधिकृत पदाधिकारी,

भू-सम्पदा विनियामक प्राधिकरण,  
बिहार, पटना।



# 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 : BRERAP00724-2/698/R-837/2019  
Project Name : The Sai Green Phase 1, 2 (Ongoing Project)  
Project Address : (Khesra/ Plot No 218, 398, 156, 157, 158, 159, 189, 106, 118, 225, 214, 280, 78, 129, 02, 03, 10, 11, 229, 91, 182, 144, 139, 84, 15, 272, 161, 138, 120, 203, 446, 65, 63, 150, 147, 241, 351, 352, 353, 354, 304, 305, 306, 307, 39, Khata No-53, 137, 138, 157, 154, 176, 204, 13, 314, 253, 225, 119, 48, 59, 270, 249, 219, 03, 254, 33, 216, 43, 286, 205, 299, 50, 7, 288, 308, 218 Thana No 36, 32, 34, Mauza- Rasulpur, Navagaon, Sonapur, Saran),  
Sub division/District : Sonepur, Dist.- Saran

1. Company TCW Realty Pvt. Ltd. having its registered office at Flat No- 402, 3<sup>rd</sup> Floor, Ojha Apartment, S.P. Marg, Civil Lines, Allahabad- 211001 (U.P)
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 (HDFC Bank, Branch Name- Allahabad, Uttar Pradesh, Account No. 50200003064002, IFSC Code : HDFC0000226) 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 section4;
  - d. The registration shall be valid for a period of 04 years 04 Months commencing from 19.11.2019 And ending with 2023/12/25 (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: 11/11/2019  
Place: Patna

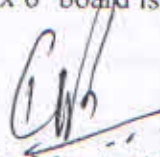
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority





**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 04.04.19 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-698/2018.. 1387



Dated 19-11-2019

Copy to: Chairman RERA/ Members RERA/ TCW Realty Pvt. Ltd.

Copy to: Branch Manager HDFC Bank, Allahabad, Uttar Pradesh

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By Dev Prakash  
19-11-19

Checked By J. P. Singh  
19-11-2019

Rechecked By P. Singh  
19/11/2019