

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)]

PROVISIONAL 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 : BRERAP81137-002/61/R-1577/2023

Project Name : A.S Tower (New Project-Commercial Development)-(B+G+6, Total No of Flats-14), Project Address : Maheshpur (Aliganj) (Khesra/ Plot No- 1333,1336,1339,1340,1347, Khata No.-311, Ward No-42, Mauza- Bansi Road, Bhagalpur), (Total Area of Land-1751.12 Sq. M).

Sub division/District : Bhagalpur

1. A Partnership Firm- Mittal Infraspaces, having its registered office at Alok Agrawal, 4 Rai Gopal Sarkar Lane, Naya Bazar, Bhagalpur-812002

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- Bhagalpur Branch, Account No. 250019121969, IFSC Code : INDB0000595) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause(1) of sub-section(2) of Section 4;
- The registration shall be valid for a period of 00 Years 03 Months commencing from 12/09/2023 And ending with 12/09/2023 (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; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
- 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 herein, as per the Act and the rules and regulations made there under.



Dated: 13/09/2023
Place: Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

- 1) There are 10 (Ten) Shops share of Promoters i.e, Ground Floor-A2,A3, 1st Floor- B1,B4, 2nd Floor- C2,C4,C5,C6, 3rd Floor-D1, 4th Floor-E1 exclusively available for marketing and selling by the promoter.
- 2) 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.
- 3) 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.
- 4) The above registration is valid for a period of **00 Years 03 Months** as provided in 2(d), 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.
- 5) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 6) Open Parking area comes in common area, and as such it cannot be sold.
- 7) At the project construction site, display of project details on a 5'x 4' board is essential.
- 8) In case of any papers not found in order, the same should be made available within one month.
- 9) This provisional registration certificate of the project is being issued subject to the condition that promoter would submit (i) A fresh Copy of the Agreement of sale is required as in "Schedule C" Payment schedule is not proportional. (As the building is of B+G+6 while the whole payment is taken at the time of 4th-floor casting) as well as the company is formed on 7 Dec 2018 and yet the promoter is stating that the Auditor's report for the FY 2019-20 and 2020-21 of the Firm is not available to them. (ii) In order to comply decision of the Authority vide Notice no.- 60 dated 06-07-2022, an Affidavit stating therein the Proportion of the Share of Promoter including the number of blocks / shops / flats / plots / etc. in the project and which are exclusively available in the share of the Promoter for marketing and selling (The provided share distribution is up to 5th floor while the sanctioned no of floor is six.) (iii) Performance of conveyance deed.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Dated 13/06/2023

Memo NO-RERA/PRO-REG-61/2023. 1285
RERA/PRO-REG/Master File/Misc/115/2021

Copy to: Chairman RERA/ Members RERA/ Mittal Infraspaces

Copy to: Branch Manager Indusind Bank, Bhagalpur Branch

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By: (Signature)
13/06/2023

Checked By: (Signature)
13/6/27

Rechecked By: (Signature)
13/06/2023