# 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 : **BRERAP12474-001/192/R-1677/2024**

Project Name : **Ragini Heritage (New Project-Residential Development)-( G+4, Total No of Flats-16)**, Project Address : **Kothwa, Phulwari (Khesra/ Plot No- 135 (P), Khata No.- 96, Thana No-37, Mauza- Kothwa), (Total Plot Area as per Possession as per sanctioned Map-759.06 Sq. M).** Sub division/District : **Patna**

1. **A Company- Indraprastha Housing & Enterprises Private Limited. having its registered office 201, NP Centre, New Dakbunglow Road, Post - GPO Patna, P.S Kotwali, Patna-800001**
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 (**Punjab & Sind Bank**, Branch Name–**Fraser Road, Patna**, Account No. **01741100003005**, IFSC Code : **PSIB0000174**) 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 Section4;
   d. The registration shall be valid for a period of **04 Years 00 Months** commencing from.....15/4/2024..... And ending with **31/03/2028** (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; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
   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 herein, as per the Act and the rules and regulations made there under.

Dated:...15-4-2024
Place:....Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

**NOTE:**

1) A) **Promoter Share**:- Flat no.- 101, 102, 103, 104, 303, 304, 401, 402 & 08 Parking.
B) **Landowner Share:-** Flat no.- 201, 202, 203, 204, 301, 302, 403, 404 & 08 Parking.
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 **04 Years 00 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.**

15/4/24

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-192/2023/1181
RERA/PRO-REG/Master File/Misc/115/2021

Dated 15-4-2024

Copy to: Chairman RERA/ Members RERA/ Indraprastha Housing & Enterprises Private Limited

Copy to: Branch Manager Punjab & Sind Bank, Fraser Road, Patna

15/4/24

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Ar. Mona Kaushiki
15/04/2024

Typed By..... Checked by Concerned Technical Person..... Checked by Concerned Incharge..... Rechecked by Senior Incharge.....

15/04/2024

15/4/24