

**UPTO DATE LIST OF APPROVALS TAKEN AND APPROVALS WHICH ARE PENDING SUBSEQUENT TO COMMENCEMENT
CERTIFICATE**

QUARTERLY REPORT UP TO 3rd QUARTER OF 2021-22

NAME OF COMPANY:-AAKRITI BUILDCON PVT LTD

PROJECT NAME :--Aakriti'S The Nest

REGISTRATION NO. - BRERA P00358-2/372/R-149/2018

SI NO	TYPE OF APPROVAL	REFERENCE OF APPROVALS VIDE LTR NO./DATE	REVALIDATION VIDE LTR NO./DATE	REVALIDATION APPLIED FOR VIDE LTR. NO/DATE	REMARKS
1	2	3	4	5	6
1	FIRE	SANCTIONED VIDE LTR No 2015 DATED 05-06-2017			
2	AIRPORT	NOC ID vide PATN/EAST/B/013117/ 194493 DATED 15-02-2017		APPLIED FOR VIDE LTR NO NIL DATED 03-02- 2022	
3	ENVOIREMENTAL CLEARANCE	VIDE LTR NO 122/SEIAA/17 DATED 30-06-2017			
4	DMC APPROVAL	VIDE LTR NO 01EWS DATED 06-04-2018	VIDE LTR NO 2526 DATED 07-09-2021	APPLIED FOR VIDE LTR NO NIL DATED 21-06- 2018	VALIDATION EXTENTION OF 9 MONTHS VIDE LTR NO.596 DATED 17-11-2021
5	RERA APPROVAL	VIDE LTR NO 149/2018 DATED 29-08-2018			VALID UP TO 03-07-2023 WITH FURTHER EXTENTION OF 9 MONTHS VIDE LTR. NO.108 DATED 13.12.2021

NUMBER AND TYPE OF APARTMENTS/GARAGE BOOKED

NAME OF COMPANY:-AAKRITI BUILDCON PVT LTD

PROJECT NAME :- Aakriti's The Nest

REGISTRATION NO. BREERA P00358-2/372/R-149/2018

QUARTERLY REPORT UP TO 3rd QUARTER OF 2021-22

Sl NO	TYPE OF UNITS/ APARTMENT	NO OF DEVELOPER'S SHARE UNIT/APARTMENT TO SELL	NO OF DEVELOPER'S SHARE PARKING TO SELL	NO OF UNIT/APARTMENT SOLD BEFORE 3RD QUARTER OF 2021-22	NO OF UNIT/APARTMENT SOLD DURING 3RD QUARTER OF 2021-22	TOTAL NO OF UNIT/APARTMENT SOLD UP TO 3RD QUARTER OF 2021-22	NO OF PARKING SOLD BEFORE 3RD QUARTER OF 2021-22	NO OF PARKING SOLD DURING 3RD QUARTER OF 2021- 22	TOTAL NO OF PARKINGSOLD UP TO 3RD QUARTER OF 2021-22	BALANCED DEVELOPER'S SHARE UNIT/APARTMENT TO BE SELL	BALANCED DEVELOPER'S SHARE PARKING TO BE SELL	REMARKS
1	2	3	4	5	6	7	8	9	10	11	12	13
2	3 BHK	59		24	0	24	8	0	10	35		
3	studio flat	9	68	0	0	0	24	0	24	9	44	
	2 BHK	9		0	0	0						
	TOTAL		68	24		24	24		24	9	44	

**STAGE-WISE TIME SCHEDULE OF COMPETITION OF THE PROJECT INCLUDING THE PROVISION FOR CIVIL
INFRASTRUCTURE LIKE WATER, SANITATION AND ELECTRICITY**

QUARTERLY REPORT UP TO 3rd QUARTER OF 2021-22

NAME OF COMPANY:-AAKRITI BUILDCON PVT LTD

PROJECT NAME :--Aakriti'S The Nest

REGISTRATION NO. BRERA P00358-2/372/R-149/2018

SL NO	TYPE OF ACTIVITY	UP TO DATE COMPLETION PERCENTAGE	PROGRESS DURING THE QUARTER	TOTAL PROGRESS SO FAR	PROBABLE MONTH /YEAR OF COMPLETION	DATE OF COMPLETION AS PER RERA	REMARKS
1	2	3	4	5	6	7	8
1	CLEANING AND LAYOUT	100%	nil	100%	Dec-24	Jul-23	Due to Pandemic covid 19 and initial local hinderance created by unauthorised person the project's completion date is reshedeled
2	EXCAVATION	90%	nil	90%			
3	FOUNDATION	100%	nil	100%			
4	STRUCTURAL WORK	22%	18%	40%			
5	MASSONARY	not yet started					
6	PLUMBING	not yet started					
7	PLASTERING	not yet started					
8	WATER PROFFING	not yet started					
9	DOORS AND WINDOWS	not yet started					
10	FLOORING	not yet started					
11	WALL TILES/KITCHEN TOP	not yet started					
12	PAINTING	not yet started					
13	SANITATION	not yet started					
14	ELECTRICAL WORK	not yet started					
15	ELECTRICAL CONNECTION	not yet started					
16	LIFT	not yet started					
17	OTHER CAMPUS DEVELOPMENT	not yet started					

Provisional Fire Clearance (Above 15Mtr. Height)

Letter No. 2015/

OFFICE OF THE STATE FIRE SERVICE HQTR, BIHAR, PATNA.

From,

Upendra Prasad Singh,
State Fire Officer,
Bihar, Patna.

To,

M/S Aakriti Buildcon Pvt. Ltd.,
Director – Sri Gopal Prasad,
Ground fl., Param Vihar Apartment,
Road no.3, near Raj Chikitsa Hospital, New Patliputra Colony, Patna.
Patna Dt. 05/06/2017

Ref :-

This office letter no. 1667 dt. 09/05/2017 & Your letter no.-nil. dt. 16/05/2017

Sub :-

The views regarding proposed fully residential building of above 15 mtr. in height to be constructed at Mauza- Jalalpur, Dist- Patna.

Sir,

With above mentioned subject the present plan was again received to this office on 20/05/2017 after rectification. The corrected plan was again examined by the committee.

During examination of the plan it was found that a B+G+10 (Total B/U area-15784.03 Sqmtr.), fully residential building, shall be constructed on 60 feet wide road belongs to Sri Amrit Lal Singh, S/O- Late Siral Singh & others, on having Plot no.-349 (P), 356 (P), Khata no.-178,180, Thana no.- 22 at Mauza – Jalalpur, Dist- Patna.

We clear the plan after giving following advice/suggestions/ recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect / Developer/ Land owner as the case may be.

i) Construction :

- a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Building Bye laws Bihar, 2014.
- b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Approach :

- a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility 3.60 m/s (minimum). This rule is applicable only for building above 15 meter height.
- b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) Stair Case :-

- a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
- b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
- c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- e) In case of two staircase, one must be on outer wall.
- f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) LIFT :-

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m².
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That the basement should be equipped with automatic sprinkler's installation & must have two separate exits.
- vi) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992 & relevant specification, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vii) That an underground water static tank of not less than 1,00,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. Capacity should be made available before occupancy.
- viii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- ix) That electric cables must be shield at each floor with intumescent coating.
- x) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- xi) That a refuge area of 15M² above 8th floor be made available as per NBC norms.
- xii) That the building must be constructed on at least 40 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xiii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xiv) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.
- xv) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xvi) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
- xvi) The building and for making adequate provisions for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code of India in the buildings and shall obtain N.O.C. from the Chief Fire Officer or concerned Authority/ before applying for occupation certificate.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully,

8/3/6/4

राजप्रेमचन्द्र झा, फ़ायर ऑफिसर, बिहार
बिहार, पटना ।

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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Sri Amrit Lal Singh, Sri Vinay Kumar, Sri Vinod Ku
Ground Floor, Param Vihar
Apartment, Road No. 3, Near Raj
Chikitsa Hospital, New Patliputra
Colony, Patna- 800013, Bihar

Date: 15-02-2017

Valid Upto: 14-02-2022

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID:	PATN/EAST/B/013117/194493
Applicant Name*	Gopal Prasad
Site Address*	Survey Plot No. 349(P), 356(P) Khata No. 178, 180, Present Mohalla - Abhimanyu Nagar, Thana No. 22, Present Thana - Rupaspur, Mauza - Jalalpur, Jalalpur, Patna, Bihar
Site Coordinates*	85 03 24.83-25 35 53.28, 85 03 24.98-25 35 56.08, 85 03 29.06-25 35 52.52, 85 03 29.92-25 35 55.30,
Site Elevation in mtrs AMSL as submitted by Applicant*	55.18 M
Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	96.81 M (Restricted)

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994

b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 96.81 M (Restricted), as indicated in para 2.

राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003

Safdarjung Airport, New Delhi-110003

15/02/17
Phone: 24632950



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

- e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.
- f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the Structure should be intimated to this office.
- g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.
- h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t. site elevation and/or AGL height, top elevation in AMSL shall prevail.

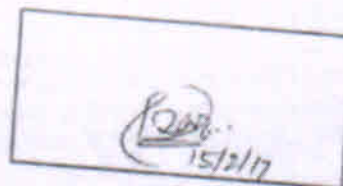
Chairman NOC Committee

Region Name: EAST

Address: General Manager Airports
Authority of India, Regional
Headquarter, Eastern Region,
N.S.C.B.I. Airport,
Kolkata-700052

Email ID: gmatmer@aai.aero

Contact No: 033-25111293



सहायक (एरिया) ऑफिस/Gen. Mgr (ATM/ER)
आर.आ. विमानपत्तन प्राधिकरण
A.A.I., N.S.C.B.I. Airport
कोलकाता/Kolkata-700052

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राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003

Saldarjung Airport, New Delhi-110003

दूरभाष : 24632950

Phone: 24632950

Handwritten signature and date '15/2/17'.



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY,
BIHAR**

Ref. No. 122/SEIAA/17

Patna, dated: 30/06/17

From,

Prof. R. C. Sinha
Chairman,
SEIAA, Bihar

To,

Shri Gopal Prasad,
(Director),
M/s Aakirti Buildcon Pvt. Ltd.,
Ground Floor, Param Vihar Apartment,
Road No.- 03, Near Raj Chikitsa Hospital,
Near Paltiputra Colony,
District:- Patna (BIHAR)
Pin - 800 013.

Sub: Environmental Clearance for the proponent "AAKIRTI THE NEST" Residential Building Project by "M/s Aakirti Buildcon Pvt. Ltd." Thana No.- 22, Khata No.- 178, 180, Survey Plot No.- 349 (P), 356 (P), Village:- Jalalpur, Thana:- Rupaspur, Tehsil:- Danapur-cum-Khagaul, District:- Patna, State:- Bihar."

Sir,

This has reference to your application submitted vide letter, no.- SEIAA/2017/EC/Docs, dated 15th February, 2017 (project submitted in SEIAA on 28th February, 2017) in this regard seeking environmental clearance, your application was appraised by SEAC in its meeting held on 17th & 18th June, 2017 as per EIA Notification, 2006 and its amendment thereof. On the recommendation of SEAC, SEIAA in its meeting held on 24th June, 2017 accords Environmental Clearance with the following conditions. The salient features are as follows.


Chairman
SEIAA, Bihar

फारम-VIII - क
कार्यालय नगर परिषद दानापुर निजामत
भवन की योजना के अनुमोदन
उपविधि संख्या- 8(4)

आप के आवेदन संख्या- 486 तिथि- 18.07.2017 के संदर्भ में

श्री अमृत लाल सिंह, पिता-स्व० शीतल सिंह एवं डेभलपर्स - मेसर्स आकृति विल्डकॉन प्रा० लि०, डाईरेक्टर-
श्री गोपाल प्रसाद, पिता-श्री सत्यनारायण, पता-पाटलीपुत्रा कॉलोनी, पटना।

- (क) आवासीय भवन के निर्माण
- (ख) व्यवसायिक भवन के निर्माण
- (ग) भवन के पुनःनिर्माण
- (घ) शिद्यमान भवन में परिवर्तन या परिवर्धन
- (ङ) भवन के उपयोग में परिवर्तन

हेतु दानापुर नगर परिषद/नगर निगम/नगर परिषद/नगर पंचायत/महानगर क्षेत्र/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधिन स्कीम के 1186. प्लॉट नं०- 349(P), 356(P), खाता नं०- 178, 180, तौजी नं०-, धाना नं०- 22, मौजा- जलालपुर, पता-धाना-दानापुर, जिला- पटना के बाबत निम्नलिखित शर्तों/निर्वधनों के अध्याधीन एतद् द्वारा भवन योजना जिसका प्लान केस नं०- 01.../17-18 है, जिसका निर्माण क्षेत्रफल 15055.71+(EWS/LIG)2314.33=17370.04 वर्ग मीटर एवं B+G+11 With EWS/LIG की स्वीकृति दी जाती है:-

(क) भूमि/भवन का उपयोग अनन्य रूप से आवासीय प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।

(ख) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।

(ग) अनुमोदित योजना में दर्शाया गया 4149.36 वर्ग मीटर का पार्किंग का स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि 27.43 मी० चौड़ाई के अनुमोदित पहुँच मार्ग के माध्यम से सुगम्य होगी।

(ङ) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

(च) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/आयोजन प्राधिकारों/ या बिहार शहरी आयोजन तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार क्षेत्रों के अधिनस्थ

नगर परिषद दानापुर आयोजना क्षेत्र में 166.16 वर्ग मीटर चौड़ी भूमि की पट्टी उक्त उपहार के रूप में देगा।

(४) अनुमति (अनुज्ञा) जारी किए जाने की तारीख से तीन वर्षों की अवधि के लिए विधिमन्य होगी।

(ज) इस उपबंध के अधीन दी गई अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गई हो, के अधिकार, हक, हित बाबत साक्ष्य नहीं मानी जाएगी।

(झ) योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।

(ञ) बिहार भू-सम्पदा (विनियमन और विकास) नियमावली (RERA), 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन कराना अनिवार्य होगा।

(ट) आपके द्वारा समर्पित नक्शे का कुल विल्टप ऐरिया 15055.71 वर्ग मी० है, जिसका 15 प्रतिशत ऐरिया के समतुल्य 2314.33 वर्ग मी० (EWS) निर्माण करने हेतु प्लान समर्पित किया गया है, उसका निर्माण आपके द्वारा अनिवार्य रूप से अफोर्डेबल हाउसिंग एण्ड स्लम रिहैबिलिटेशन एवं रिडेवलपमेंट हाउसिंग पोलिसी, 2017 का अक्षरसः अनुपालन करते हुए निर्माण करना होगा।

(ठ) अन्य शर्त

बिहार नगर पालिका अधिनियम 2007 एवं बिहार भवन उपविधि 2014 के संगत प्रावधानों का अक्षरसः अनुपालन करते हुये भवन निर्माण किया जायेगा।

बिहार भू-सम्पदा (विनियमन और विकास) नियमावली 2017 (RERA) की शर्तों के अधीन राज्य में गठित भू-सम्पदा प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

हठ-

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

ज्ञापांक:- 01 EWS दिनांक:- 6/4/2018

प्रतिलिपि:- श्री अमृत लाल सिंह, पिता-स्व० शीतल सिंह एवं डेभलपर्स - मेसर्स आकृति विल्डर्कॉन प्रा० लि०,
डाइरेक्टर- श्री गोपाल प्रसाद, पिता-श्री सत्यनारायण, पता-पाटलीपुत्रा कॉलोनी, पटना को सूचनार्थ प्रेषित।

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

6/4/18

नगर परिषद दानापुर आयोजना क्षेत्र में 166.16 वर्ग मीटर चौड़ी भूमि की पट्टी उक्त उपहार के रूप में देगा।

(ख) अनुमति (अनुज्ञा) जारी किए जाने की तारीख से तीन वर्षों की अवधि के लिए विधिमाम्य होगी।

(ज) इस उपबंध के अधीन दी गई अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गई हो, के अधिकार, हक, हित बाबत साक्ष्य नहीं मानी जाएगी।

(झ) योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।

(ञ) बिहार भू-सम्पदा (विनियमन और विकास) नियमावली (RERA), 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन कराना अनिवार्य होगा।

(ट) आपके द्वारा समर्पित नक्शे का कुल विल्टप ऐरिया 15055.71 वर्ग मी० है, जिसका 15 प्रतिशत ऐरिया के समतुल्य 2314.33 वर्ग मी० (EWS) निर्माण करने हेतु प्लान समर्पित किया गया है, उसका निर्माण आपके द्वारा अनिवार्य रूप से अफोर्डेबल हाउसिंग एण्ड स्लम रिहैबिलिटेशन एवं रिडेवलपमेंट हाउसिंग पॉलिसी, 2017 का अक्षरसः अनुपालन करते हुए निर्माण करना होगा।

(ठ) अन्य शर्त

बिहार नगर पालिका अधिनियम 2007 एवं बिहार भवन उपविधि 2014 के संगत प्रावधानों का अक्षरसः अनुपालन करते हुये भवन निर्माण किया जायेगा।

बिहार भू-सम्पदा (विनियमन और विकास) नियमावली 2017 (RERA) की शर्तों के अधीन राज्य में गठित भू-सम्पदा प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

हो-

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

ज्ञापांक:- 09 EWS दिनांक:- 6/4/2018

प्रतिलिपि:- श्री अमृत लाल सिंह, पिता-स्व० शीतल सिंह एवं डेभलपर्स - मेसर्स आकृति विल्डकॉन प्रा० लि०,
डाइरेक्टर- श्री गोपाल प्रसाद, पिता-श्री सत्यनारायण, पता-पाटलीपुत्रा कॉलोनी, पटना को सूचनाार्थ प्रेषित।

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

6/4/18



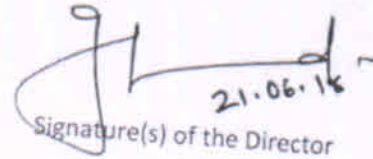
Aakriti Buildcon Pvt. Ltd.
(A quality construction company)

From,
AAKRITI BUILDCON PVT. LTD.
GROUND FLOOR, PARAM VIHAR APARTMENT
ROAD NO.- 03, RAJ CHIKITSHA HOSPITAL
NEW PATLIPUTRA COLONY
PATNA - 800 013

To,
EXECUTIVE OFFICER
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR, PATNA

I hereby give notice of the erection of building **AAKRITI'S THE NEST** in with respect of S. Plot No.349(P) & 356(P) Khata No. 178 & 180, Mauza - Jalalpur, Tauzi No. 5778/5779 Thana No. 22, Thana - Rupaspur, Ward no-40, Present Address, At-Bank Colony(Abhimanyu Nagar), Rupaspur Khagaul Road,(Off Bailey Road), Jalalpur(Kothwa), Patna-801503, of Planning Area under Danapur Nizamat Planning Authority/ Gram Panchayat areas covered under plan case no.01/18-19 EWS/LIG /Development Plan/ Planning Authorities/ or Planning Scheme notified under Bihar Urban Planning and Development Act 2012 within the development plan area of Danapur to be commenced on 03/07/2018 as per the permission given in your letter no.486 Dated 06-04-2018 & File No. 01/18-19 EWS/LIG Under the supervision of RAKESH RANJAN RAJE empanelled Architect/ Regd. No. NAGAR PARISHAD DANAPUR NIZAMAT EMPANLMENT NO. 06 /Arch/2013/NPDN & COA REG NO. CA/86/9665 in accordance with the approved plan.

Yours faithfully


21.06.18
Signature(s) of the Director

Engineers | Builders | Developers | Consultants | Estimator | Designer

Ground Floor, Param Vihar Apartment, Road No.- 3, Near Raj Chikitsa Hospital, New Patliputra Colony, Patna - 800 013
Mob. : 9334711390, 9431017174, E-mail : abpl@rediffmail.com, aakritibuildcon.com

नगर परिषद् दानापुर निजामत

तकियापर, दीघा, दानापुर

Email- nagarparishaddanapur@gmail.com

आदेश

मेसर्स आकृति बिल्डकॉन प्रा० लि०, द्वारा प्लान केस नम्बर 01/18-19 का दिनांक 28.07.2021 को अवधि विस्तार हेतु आवेदन प्राप्त हुआ है। तकनीकी कोषांग नगर परिषद् दानापुर निजामत के नगर अमीन एवं कनीय अभियंता के द्वारा तकनीकी जाँचोपरान्त प्लान केस नम्बर 01/18-19 दिनांक 06.04.2018 का अवधि विस्तार हेतु अनुशंसा की गई है।

बिहार भवन उपविधि, 2014 की धारा 09 के तहत अगले दो वर्ष के लिए प्लान केस नम्बर 01/18-19 दिनांक 06.04.2018 का अवधि विस्तार किया जाता है। जिसकी वैधता 05.04.2023 तक मान्य होगी, नक्शा के विवरण निम्न प्रकार है :-

1. मौजा	-	जलालपुर
2. थाना नम्बर	-	22
3. खाता नं०	-	178 एवं 180
4. प्लॉट नं०	-	349 (P) एवं 356 (P)
5. तौजी नं०-	-	-
6. निर्माण का क्षेत्रफल	-	Total B/uArea 15055.71 m2 & EWS/LIG- 2314.33 m2
7. फ्लौर की सं०	-	B+G+11

ज्ञापांक...2526...../दिनांक...7/9/21/...

प्रतिलिपि:-1. श्री अमृत लाल सिंह, पिता-स्व० शीतल सिंह, डेभलपर्स-मेसर्स आकृति बिल्डकॉन प्रा० लि०, डाईरेक्टर-श्री गोपाल प्रसाद, पिता-श्री सत्यनारायण पता-पाटलिपुत्रा कॉलोनी, पटना को पुनः विधिमान्य नक्शा की प्रतियों के साथ सूचनार्थ प्रेषित।

2. श्री राकेश रंजन राजे, निर्बंधित वास्तुविद एवं श्री मनोज कुमार, निर्बंधित संरचना अभियांता नगर परिषद् दानापुर निजामत को सूचनार्थ प्रेषित। निदेश दिया जाता है कि बिहार भवन उपविधि, 2014 में किए गये प्रावधानों एवं सुसंगत धाराओं के आलोक में आप अपनी जिम्मेवारी एवं जवाबदेही का निर्वहन सुनिश्चित करेंगे।

नगर कार्यपालक पदाधिकारी,
नगर परिषद् दानापुर निजामत

बिहार सरकार
नगर विकास एवं आवास विभाग

प्रेषक,

अपर निदेशक,
नगर विकास एवं आवास विभाग।

सेवा में,

नगर आयुक्त,
सभी नगर निगम

नगर कार्यपालक पदाधिकारी,
सभी नगर परिषद्/नगर पंचायत।

पटना, दिनांक 12/11/21

विषय:-नगर निकायों द्वारा पारित नक्शों की वैधता के संबंध में।
महाशय,

निदेशानुसार उपर्युक्त विषय के क्रम में कहना है कि कोरोना महामारी जैसे Force Majeure के कारण एवं भारत सरकार के आवासन एवं शहरी मंत्रालय द्वारा जारी Advisory के आलोक में विभागीय स्तर पर सम्यक् विचारोपरान्त राज्य के नगर निकायों द्वारा पारित नक्शों से संबंधित Commencement of Project, Completion of Projects, Payment Schedule of development charges तथा No objection certificate from various agencies के मामले जिनकी वैधता 25 मार्च, 2020 को अथवा उसके उपरान्त समाप्त हो रही हो की वैधता 9 (नौ) माह तक बढ़ाने का निर्णय लिया गया है। यह आदेश तत्काल प्रभावी होगा।

विश्वासभाजन

ह0/-

अपर निदेशक

नगर विकास एवं आवास विभाग।

ज्ञापांक: 08/न0वि0 विविध-भवन निर्माण-CREDAI-15/2021.....596 पटना, दिनांक 12/11/21
प्रतिलिपि : Confederation of Real Estate Developer's Association of India, N.P Centre New
Dak Bungalow Road, Patna को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

अपर निदेशक

नगर विकास एवं आवास विभाग।

ज्ञापांक 08/न0वि0 विविध-भवन निर्माण-CREDAI-15/2021.....596 पटना, दिनांक 12/11/21
प्रतिलिपि: नहालेखाकार, बिहार/सभी प्रमण्डलीय आयुक्त/सभी जिला पदाधिकारी/RERA/PMAA/
REAT को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

अपर निदेशक

नगर विकास एवं आवास विभाग।

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

O.O No:- 108

Patna, dated:- 13.12.2021

Office Order

The Real Estate Regulatory Authority (RERA), Bihar had issued an office order on April 5, 2020 that projects whose completion date, revised completion date, or extended completion date falls between 15th March and 31st December, 2020, the period of validity for registration and completion of such projects is extended by Six Months.

Meanwhile, the Urban Development and Housing Department, government of Bihar, issued a letter (Patrank-08/Na.Vi Vividh-Bhawan Nirman-CREDAI-15/2021/596 dated 17.11.2021), in the light of advisory issued by the Ministry of Housing and Urban Affairs, due to Covid Pandemic and after deliberations at the department level, stating that it has been decided that in case of approved maps, the commencement of project, Completion of projects, payment schedule of development charges and no-objection certificate from various agencies whose validity is ending on March 25, 2020 or after that, Nine Month extension would be given. This will come into force with immediate effect.

In the light of the decision taken by the State Government and office order issued by the Authority on 05/04/2020 the Authority (RERA, Bihar) has decided that projects whose completion date, revised completion date or extended completion date falls on March 15, 2020 or after that, the period of validity for registration is extended by Nine Months.

This issues with the approval of Competent Authority.

Sd/-

Secretary

RERA, Bihar

Patna, dated:- 13.12.2021

Memo No:- RERA/Autho.meeting/52/2021/430

Copy to:-

1. CREDAI, Bihar, Patna
2. Members, RERA, Bihar
3. P.S. to Chairman, RERA, Bihar
4. Senior Legal Consultant, RERA, Bihar
5. Secretary/OSD/Media Consultant, RERA, Bihar
6. All the personnel Concerned, RERA, Bihar
for information and needful please.

R/S 13/12/21
Secretary
RERA, Bihar



Aakriti Buildcon Pvt. Ltd.
(A quality construction company)

From,

dated:03.02.20022

Aakriti Buildcon Pvt. Ltd.
Director- Mr. Gopal Prasad
Ground Floor, Param Vihar Apartment
New Patliputra Colony, Patna-13

To,

The General Manager,
Airport Authority of India,
Regional Headquarter, Eastern Region,
N.S.C.B.I. Airport, Kolkata – 700052

Subject – Revalidation of NOC

NOC ID PATN/EAST/B/013117/194493 Date: 15.02.2017

Sir,

This is to request you to revalidate my above mentioned NOC for Height Clearance for a period of 3 years, as I have not been able to complete the project till now due to unavoidable circumstances.

Thank You,

Yours Sincerely,

Gopal Prasad

Director

(Aakriti Buildcon Pvt. Ltd.)

Aakriti Buildcon Pvt. Ltd.

Director

Enclosures:-

1. Undertaking 1C.
2. NOC from AAI.
3. Approval letter from Nagar Parishad Danapur Nizamat.
4. Letter of commencement of project.
5. Revalidation of Approval from Nagar Parishad Danapur Nizamat.

Engineers | Builders | Developers | Consultants | Estimator | Designer

Ground Floor, Param Vihar Apartment, Road No.- 3, Near Raj Chikitsa Hospital, New Patliputra Colony, Patna - 800013
Mob. : +91 9334111390, 9431017174, aakritibuildcon@gmail.com | www.aakritibuildcon.com

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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 to the following project under

Project registration number : BRERAP00358-2/372/R-14.9.../2018

Project Name : Aakritis The Nest (New Project)

Project Address: Abhimanyunagar, Rupaspur-Khagaul Canal Road, Off Bailey Road, Jalalpur, Patna (Khesra No./Plot No 349(P), 356(P), Khata No.- 178, 180, Thana No. 22 Mauza- Jalalpur) Sub division : Danapur, Dist - Patna.

1. Company Aakriti Buildcon Pvt. Ltd. having its registered office Ground Floor, Param Vihar Aptment, Road No.3, New Patliputra Colony, Patna-13

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 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 (State Bank Of India, Branch Name- Patliputra, Account No. 10151350640, IFSC Code : SBIN0001513,) 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;

d. The registration shall be valid for a period of 04 years 10 Months commencing from 29/8/2018 And ending with 2023/07/03 (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;

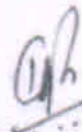
e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.

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: 29/8/18

Place: Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

- 1) This registration no. 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 title 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 4.5.10.11 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, so cannot be sold.
- 6) At the project construction site, display of project details is essential.

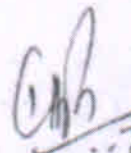
Memo NO-RERA/PRO-REG-372/2018. 1363

Dated 29/8/2018


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Aakriti Buildcon Pvt. Ltd /
Nagar Parishad Danapur Nizamat.

Copy to: Branch Manager State Bank Of India, Patliputra, With reference to 2c above account
in light of RERA act 2016


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



ANNUAL AUDIT REPORT ON STATEMENT OF ACCOUNTS

To,
AAKRITI BUILDCON PRIVATE LIMITED

Ground Floor, Param Vihar Apartment
Near Raj Chikitsa Hospital
New Patliputra Colony, Patna-800013

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **AAKRITI BUILDCON PRIVATE LIMITED** hereinafter referred to as the "Promoter" for the period from 01/04/2020 to 31/03/2021 with respect to project bearing Bihar RERA Registration Number BRERAP00358-2/372/R-149/2018

1. This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) Rules, 2017.
2. I/We have obtained all the necessary information and explanation from the Promoter/ Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Promoter for the period ended 31.03.2021 and hereby certify that:
 - i. The Promoter has/have completed 22% of the project till 31st titled AAKRITI'S THE NEST (New Project) bearing RERA Registration No. BRERAP00358-2/372/R-149/2018 located at Abhimanyunagar, Rupaspur, Khagaul Cantt. Road, Off Bailey Road, Danapur, Patna.
 - ii. Rs. 1,41,59,873.70/- Amount collected during the year/period in question for this project.
 - iii. Amount withdrawn during the year for this project is Rs. 2,31,97,940.51/-
4. I/We Certify that the Promoter has collected Rs. 1,41,59,873.70/- amount for AAKRITI'S THE NEST project during the year from 01/04/2020 to 31/03/2021

Date: 24/02/2022

Place: Patna

UDIN : 22419694AES6ICS 4045



For Sanjeev Sri Ram & Co.
Chartered Accountants


CA Anshul Gupta
Partner
FRN- 010346C