Amar Jyoti Developers Private Limited

1st Floor Pandey Plaza Exhibition Road Patna-800001

To

The Authority

RERA BIHAR;

Sub:- Notice of completion of the Project name Icon Tower, Muzaffarpur.

Dear Sir,

I/We would like to inform you that our Project named "icon Tower" has been completed by the date-28/11/2019. This project has been registered with Rera Bihar and its Registration no I BRERAP00532 -1/708/R-582/2019.

The work has been completed to my best satisfaction, the workmanship and all the materials have been used strictly in accordance with general and detailed specification.

I enclosed the documents as required.

(I) FORM-XII (Notice/Certificate of completion)
(II) RERA REGISTRATION CERTIFICATE

Thanks & Regards

Your Faithfully

For Amar Jyoti Developers Pvt. Ltd.

Director

Khushbu Bharti
15/03/2021

भू-सम्पदा विनियामक प्राधिकार
पत्र प्राप्त
19 MAR 2021
बिहार, पटना

FORM-XII
NOTICE (CERTIFICATE) OF COMPLETION
BYE LAWS NO.-15

From
ER. ARVIND KUMAR.
NIRMAN ENGINEER
JAWAHARLAL ROAD, MUZAFFARPUR
(Name and address of the applicant in block letters)

TO
The Municipal Commissioner
Muzaffarpur

Sir,

I hereby certify that the development, of erection, re-erection or for material alteration in with respect of Plot No(CS) 312, 577, 578 (New), 6467, 3173 (P) old Plot No (MSP)..... Khata No 254... Holding No. ..... Village.....Mohalla Kachhisarai/ Ward No 22 of Muzaffarpur Municipal Corporations/ Municipal Council/ Nagar Panchayats/ Metropolitan area/ Planning Area under.....Planning Authority/ Gram Panchayat areas covered under.....Development Plan/ Planning Authorities/ or Planning Scheme notified under Bihar Urban Planning and Development Act 2012 within the development plan area of M.M.C. has been supervised by me and has been completed by the date 23/11/19 according to the sanctioned plan (vide No. 22-12/16 dated 10/12/2016.....) and provisions of the Byelaws . Implementation of life safety provisions has been complied as mentioned in Byelaws 16(5). The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly, in accordance with the general and detailed specifications.

I/We hereby also enclose the plan and documents as required under these Byelaws and request to issue the occupancy permission for the said building and premises.

Arvind Kumar
Er. Arvind Kumar
Structural Engineer
M.R.D.A. Lic. No.-C-2/2015

Signature of Technical Person

Name of the Technical Person ARVIND KUMAR

Signature of the Owner(s)

Name of the Owner(s)

Address: Kachhisarai Road, Muzaffarpur
Date: 02-11-2019

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 : **BRERAP00532-1/708/R-582 /2019**

Project Name : **Icon Tower (Ongoing Project),**

Project Address : **(Khesra/ Plot No 312, 577, 578, Khata No- 254, Thana No 470, Mauza- Kasbba),** Sub division/District : **Muzaffarpur**

1. **Company Amar Jyoti Developers Pvt. Ltd. having its registered office at Pandey Motors, First Floor, Exhibition Road, 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 (Axis Bank, Branch Name– Patna Main Branch, Patna, Account No. 918020072634194, IFSC Code : UTIB0000142 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...XX...years...08...Months commencing from..10/4/2019..... And ending with **2019/11/30** (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:...10/4/2019.....
Place:..Patna.....

10/4/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY * RERA * BIHAR-PATNA *

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 xx Year 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.

10/4/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-708/2018/537 Dated 11/04/2019

Copy to: Chairman RERA/ Members RERA/ Amar Jyoti Developers Pvt. Ltd

Copy to: Branch Manager Axis Bank, Patna Main Branch, Patna

10/4/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY * BIHAR * RERA

Typed By [illegible] 10/04/2019

Checked By [illegible] 10-4-2019

Rechecked By [illegible] 10/4/2019

Amar Jyoti Developers Private Limited

1st Floor Pandey Plaza Exhibition Road Patna-800001

TO,

The Authority, RERA Bihar

Sub:- Reply of letter NO- RERA/OPR/02/2022/Patna Dated-26.07.2022

Sir,

I would like to inform you that my project "ICON Tower" has been registered with resa bihar bearing Registration No- BRERAP00532-1/708/R-582/2019. Regarding this project I have got a letter from resa bihar letter No & letter dated by RERA/OPR/02/2022/1122/Patna Dated-26.07.22 For Non-submission of OPR and imposed Penality of Rupees One lakh rupees. But Thing is that we have allread Submitted the completion certificate of "ICON Tower" in Resa bihar office dated by 15/03/2021 in a hard copy we have also a receiving from resa regarding completion.

So I requestfully beg to say that Please consider this project as comple ted Project and set a side this notice dated-26.07.2022 and Penality of Rs. One lakh.

I will alway kindeed for this.

Thanks & Regards

Your Faithfully
For Amar Jyoti Developers Pvt. Ltd.

Director

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th & 6th Floor, Bihar State Building Construction Corporation Campus
Hospital Road, Shastri Nagar, Patna- 800023, Bihar.

Letter No:- RERA/QPR/02/2022/ 1122 / Patna. **Dated:-** 26/07/2022.

To,

Mr. Raghav Pandey (Director) and others,
Amar Jyoti Developers Pvt. Ltd,
Project Name- **ICON TOWER**
Registration No.- **BRERAP00532-1/708/R-582/2019,**
Address - Pandey Motors, First Floor, Exhibition Road, Patna-800001,
Phone No - 9810244613,
E-mail- amar25554@gmail.com,

Sub: Regarding submission of Quarterly Progress Report in accordance with section 11 of RERA Act, 2016 and Rule 16 of Bihar Real Estate (Regulation & Development) Rules, 2017.

Dear Sir,

I am directed to inform you that your project **ICON TOWER** has been registered by RERA vide registration no. **BRERAP00532-1/708/R-582/2019** with the Authority.

Your attention is drawn to the instructions in the above registration certificate.

On perusal of your web page, it appears that you have not submitted the required information with regard to your project, in accordance with section 11 of RERA Act, 2016 and Rule 16 of Bihar Real Estate (Regulation & Development) Rules, 2017.

A direction in this regard has already been issued vide letter dated 29.09.2021 by RERA.

You have failed to upload an updated Quarterly Progress Report on your web page for the project **ICON TOWER** hence, a penalty of **Rs. 1,00,000/- (Rupees One lakh only)** is being imposed upon you to be deposited with the Authority within a fortnight.

Further, you are directed to upload the updated status of the project in the prescribed proforma immediately.

Yours sincerely

20.7.2022

(Authorised Signatory)