

FORM "E"

[See rule 6 (1)]

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From:

Narendra Narayan Singh (Partner)

Astral Estate.Pushplata Enclave

To,

REAL ESTATE REGULATORY AUTHORITY, BIHAR.

RERA, 6th Floor, Bihar State Building Construction

Corporation Limited, Complex, Sastri Nagar

Patna- 800023.

Sir,

I hereby apply for extension of registration of the following project:

Project name- Pushplata Enclave, situated at:- Dwarka Puri Road. 1 Hanuman Nagar, Kankarbagh, P.S- Patrakar Nagar, District- Patna (Khesra/Plot no- 889,890 (P), Khata no.- 361, Thana no. 09, Mauza- Sadikpur Yogi) Sub division/District: Patna, Bihar. Registered with the Authority vide project registration certificate bearing no. – BRERAP61120-1/1083/R-857/2019 is going to expire on 29/09/2022 plus six month extension of Covid i.e 29/03/2023.

As required I submit the following document and information

- I. A Payment of Rs: 1,635/- (One Thousand six hundred thirty five Only) to be transfer through internet banking dated 29/12/2022 in favour of REAL

ESTATE REGULATORY AUTHORITY BIHAR PATNA as extension fee as provided under Sub rule (2) of rule 6.

Photocopy of documents related to the incident annexed herewith and marked as **annexure- 01** to this application in series.

That due to above mentioned reason that due to unavailability of raw material and covid effect the development works of the project would not completed within 29/09/2022 plus six month extension of Covid i.e 29/03/2023. commencing from 05/12/2019 and ending with 29/09/2022 plus six month extension of Covid i.e 29/03/2023 declared by us in the declaration submitted in Form "B" for the registration of the project "Pushplata Enclave".

- II. The copy of the project registration certificate vide project registration number.- BRERAP61120-1/1083/R-857/2019 for the project Pushplata Enclave.

Photocopy of registration certificate is annexed herewith and marked **annexure - 02** to this application.

- III. That in the above mentioned circumstances the applicant/company/developer prays for extension of the completion period till 29/09/2023, which is going to expire on 29/09/2022 plus six month extension of Covid i.e 29/03/2023.

Place:- Patna

Date:- 06/01/2023

ASTRAL ESTATE
Nandu
PARTNER

Yours faithfully

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 : BRERAP61120-1/1083/R-257/2019

Project Name : Pushplata Enclave (New Project)

Project Address : Dwarka Puri Road No 1 Hanuman Nagar, Kankarbagh, P.S- Patrakar Nagar, Dist- Patna (Khesra/ Plot No 889, 890(P), Khata No-361, Thana No 09, Mauza- Sadikpur Yogi), Sub division/District : Patna

1. Company Astral Estate, having its registered office at S/o Basudeo Prasad Singh, C/C- 61, P C Colony Patliputra, Khel Parisar, Kankarbagh, Lohia Nagar, Patna-800020
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 (IDBI Bank, Branch Name- Kankarbagh Colony, Patna, Account No. 1020102000013527, IFSC Code : IBKL0001020) 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 2 years 12 months commencing from 5.11.2019 And ending with 2022/09/29 (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: 5/11/2019
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 2.2.12.19 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'x6' board is essential.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



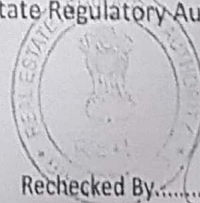
Memo NO-RERA/PRO-REG-1083/2019. 1.4.44

Dated 5-12-2019

Copy to: Chairman RERA/ Members RERA/ Astral Estate ✓

Copy to: Branch Manager IDBI Bank, Kankarbagh Colony, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By D. Pankaj
05.12.19

Checked By J. S. S. S.
5/12/2019

Rechecked By Rai
5/12/2019

Transfer Details

Date & Time

29 Dec 2022-03:45 pm

Amount

1635.00

Beneficiary name

real estate regulatory authority
patna bihar

Bank name

PUNJAB NATIONAL BANK



Affidavit-cum-Declaration

Affidavit-cum-Declaration-of **Mr. Narendra Narayan Singh** promoter of the project **Pushplata Enclave** (New Project) / duly authorized by the promoter of the project, vide it/his/her/their authorization dated

I, **Mr. Narendra Narayan Singh** promoter of the project / duly authorized by the promoter of the project do hereby solemnly declare, undertake and state asunder:

- 1.) That **Mr. Narendra Narayan Singh** [have / has] a legal title to the land on which the development of the project is proposed to be carried out and **Mr. Narendra Narayan Singh** [have/has] a legal title to the land on which the development of the proposed project is a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project enclosed herewith.
- 2.) That the said land is free from all encumbrances. Or That details of encumbrances including the details of any rights, title, interest, dues, litigation and the name of any party in or over such land.
- 3.) That the time period within which the project shall be completed by [me / the promoter] is. **29/09/2023**
- 4.) That seventy percent of the amounts realized by [me / the promoter] for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall we used only for that purpose.
- 5.) That the amounts from the separate account, to cover the, cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.



- 6.) That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion, to be percentage of completion of the project.
- 7.) That [I/ the promoter] shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 8.) That [I / the promoter] shall take all the pending approvals on time, from the competent authorities.
- 9.) That [/ the promoter] [have / has] furnished such other documents as have been prescribed by the Act and rules and regulations made there under.
- 10.) That [I/ the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

ASTRAL ESTATE

Maudy
PARTNER
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at on this day of



*Identify the deponent's Executant,
who has Put in his Signature & Thumb
in my Presence*

Act *SP*

ASTRAL ESTATE

Maudy
PARTNER
Deponent

CHCIL

JU 0000640834

GOVERNMENT OF BIHAR
e-Court Fee



DATE & TIME :

05-JAN-2023 12:44:39

NAMES OF THE ACC/ REGISTERED USER :

THE BIHAR STATE COOPERATIVE BANK LIMITED

LOCATION :

CIVIL COURT PATNA

e-COURT RECEIPT NO :

BRCT3058J2137G170

e-COURT FEE AMOUNT :

₹ 95

(Rupees Ninety-Five Only)



BRCT3058J2137G170

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