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 : **BRERAP45037-5/94/R-1189 /2021**

Project Name : **Murli Apartment (New Project),**

Project Address : **Amala Tola, Madhubani Bazar, Purnea (Khesra/ Plot No-155, Khata No.- 33, Thana No.- 123/1, Mauza-Madhubani),** Sub division/District : **Purnea.**

1. Company **Daksha Construction Pvt Ltd. having its registered office at C/o Arvind Kumar, Madhubani Bazar, Purnea-854301**
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 (ICICI Bank Ltd, Branch Name–Purnea Branch, Purnea, Account No. 071205003766, IFSC Code : ICIC0000712) 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 Section4;
   d. The registration shall be valid for a period of.02....years...10...Months commencing from.02.09.2021..... And ending with **2024/07/14** (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: 2/9/2021
Place: Patna

2/9/21

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 02.Y.10.M 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.

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.

7) In case of any papers not found in order, the same should be made available within one month.

2/9/21

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-94/2021/1547 Dated 02/09/2021

Copy to: Chairman RERA/ Members RERA/ Daksha Construction Pvt Ltd.

Copy to: Branch Manager ICICI Bank Ltd, Purnea Branch, Purnea

2/9/21

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By: Jindal 02/09/2021

Checked By: J. P. Singh 2/09/2021

Rechecked By: 02/09/2021

DAKSHA CONSTRUCTION PVT.LTD.

Reg.No: U45309BR2019PTC044132

BUILDERS&DEVELOPERS ***GST NO:10AAHCD5223C1Z6***

Reg.off: Madhubani Bazar, Purnia ***dakshaconstr@gmail.com***

Bihar: -854301 ***Mob. No:9939269999***

Letter No-RERA-~~6-2~~--/22-23 **Date**--------8/4/23----

TO WHOM IT MAY CONCERN

We are scrutinized the Daksha Construction Pvt. Ltd. The Project **MURLI APARTMENT, AAMLA TOLA, MADHUBANI, PURNIA. (BIHAR)** Reg.No-BRERAP45037-5/94/R-1189/2021.Cost certified that as on I have thoroughly scrutinized the books of project MURLI apartment of Daksha Construction Pvt. Ltd. Since the starting that project, till March 2023. Total cost is Rs. **2,70,38,405.00**

And January to March 2023 that project cost is **Rs. 6,00,000.00** (approx.). **The promoter fund (Nil) Rs. 0,00,000.00** and that amount received from Buyers **Rs. 7, 00,000.00**.

Up to March 2023 quarter, Total number of Flats along with Garages-(6-Flats and 6-Garages).

Total number of Flats along with Garages-(5-Flats and 5-Garages) Up to December 2022 quarter.

Up to December 2022 quarter. Cost of project Rs. **2,64, 38,405.00**

Note: -Valuation of that project based on average monthly distribution of cost basis (pro-rata basis)

RAVI ROSHAN
(ENGINEER)

Er. RAVI ROSHAN
Certified Engineer
Nagar Nigam, PURNEA
Reg. No.-102019

DAKSHA CONSTRUCTION PVT.LTD.

Director

M-1.

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of 2023 (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP45037/5194/R-1189/2021	Name of Project/Phase of Registered Project	Murli Apartment Madhubani Purnia
Name of Promoter	Pallavi Gupta.	Project Address	Amla Tola Purnia. (Bihar)
Name of Co-promoter	Arvind Kumar.		
Project Registration is valid up to	14-07-2024		
Starting date of Project or Phase of the Project	02-09-2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project		
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -		20 Nos.	1. Booked/ Allotted - 6 Nos. 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
101, 201, 202, 203		1. Booked/Allotted -	-
204, 304	20 Nos.	2. Sold -	6 Nos.

IV. DETAILS OF BUILDING APPROVALS					
(If already filed along with Registration Application, then there is no need of further filing)					
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N. Nigam Purnia (Bihar)			
2.	Fire N.O.C.	Fire Dep. (Bihar) Purnia.			

3.	Water Supply Permission	Personal			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	As/Site required.			

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	comp.
2.	Basements (if any)	N/A
3.	Podiums (if any)	"
4.	Plinth	80% comp.
5.	Stilt Floor	75% comp
6.	Slabs of Super Structure	80% comp.
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	in progress.
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	"
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	"
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	"
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	"

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

VI. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	—	
2.	Water Supply	Yes	in progress	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	"	"	
4.	Storm Water Drains	"	"	
5.	Landscaping & Tree Planting	NO	—	
6.	Street Lighting	"	"	
7.	Community Buildings	"	"	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	in progress	
9.	Solid Waste Management & Disposal	NO	—	
10.	Water Conservation / Rain Water Harvesting	"	"	
11.	Energy Management	Yes	in progress	
12.	Fire Protection and Fire Safety Requirements	"	"	
13.	Closed Parking	"	"	

14.	Open Parking	NO	—	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	in progress	
16.	Others (Option to Add More)	NO	—	

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	NO	—	
2.	Water Supply	Yes	in progress	
3.	Sewerage Chambers Septic Tank	"	"	
4	Drains	"	"	
5.	Parks, Land Scaping and Tree Planting	NO	—	
6.	Street Lighting	"	"	
7.	Disposal of sewage & sullage water	"	"	
8.	Water conservation/Rain Water Harvesting	"	"	
9.	Energy Management	Yes	in progress	

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.	coming photograph	
	1.	Front Elevation } Tage in report	
	2.	Rear Elevation }	

	3.	Side Elevation } tage in report	
(B)		Photograph of each floor }	

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No. ICICI Bank Jammu - 071205003765	
2.	Estimated Cost of the Project including land cost at the start of the Project	5.85 cr (incld land)
3.	Amount received during the Quarter	87,11,102-00
4.	Actual Cost Incurred during the Quarter	2,70,38,405
5.	Net amount at end of the Quarter	7,00,000-00
6.	Total expenditure on Project **till date**	
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?

M-6

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

DAKSHA CONSTRUCTION PVT.LTD.

Director

Signature of Promoter

Name:

Date:

DAKSHA CONSTRUCTION PVT.LTD.

Reg.No: U45309BR2019PTC044132

BUILDERS&DEVELOPERS ***GST NO:10AAHCD5223C1Z6***

Reg.off: Madhubani Bazar, Purnia ***dakshaconstr@gmail.com***

Bihar: -854301 ***Mob. No:9939269999***

Letter No-RERA--61----/22-23 **Date----------8/4/23----------**

TO WHOM IT MAY CONCERN

We are scrutinized the Daksha Construction Pvt. Ltd. Project **MURLI APARTMENT, MADHUBANI, PURNIA. (BIHAR)** Reg.No-BRERAP45037-5/94/R-1189/2021. designed and supervised by me.

Till 31st. March. 2023. RCC structure work, Brick work in super structure (wall) up to (+) 15750.00 (4th. Floor) has been done. Electrical, Plumbing (wall pipe conducting), window grill fitting, internal wall plastering work at 4th Floor with wall putty work in progress.

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 specifications.

SITANSHU KUMAR
(ARCHITECT)

REGISTERED ARCHITECT
SITANSHU KUMAR
AR-06/2019
NAGAR NIGAM, PURNEA

DAKSHA CONSTRUCTION PVT.LTD.

Director