

Date : 05.12.2023

PATNA

To
The Competent Authority,
Real Estate Regulatory Authority,
4th and 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar,
Patna-800023, Bihar

**Ref.: Quarterly report/final report of our project named Happy Home Residency
having RERA Reg. No.- BRERAP01033-1/712/R-505/2019.**

Respected Sir,

We have to inform you that our project was completed in year 2022 and we had sent you a letter by registered post on 27.03.2022.

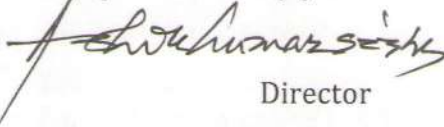
We have recently got a society registered and have also transferred the flat to its purchaser through registered sale deed. The list is enclosed herewith.

We had applied for the revised drawing for completion certificate to PMC, Patna on 18.04.2022 and had paid a fee of Rs. 70,600/- but our repeated attempt to get it went in vain as they are only making us run from pillar to post. We therefore hereby request you to help us in getting a completion/occupancy certificate at earliest for which we shall remain yours obliged.

A detail list of flat booked is enclosed herewith. We have still some flats unbooked which may be treated as our stock and our project may be treated as closed.

Thanking you,

Your's sincerely
For Replica Estates (P) Ltd.



Director

- Encl. : 1. Photograph of the building.
2. Detail list of booked flat.
2. Receipt of PMC for revised drawing.
3. Society registration certificate.

Replica Estates Pvt. Ltd.

Engineers • Builders • Real Estate Agents

To
The Competent Authority,
Real Estate Regulatory Authority,
4th and 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar,
Patna-800023, Bihar

Ref.: Your letter No.- RERA/Monitoring/G-16/2023/2023-1588 dtd. 07.11.2023

Dear Sir,

With reference to the above mentioned letter and demand of Rs. 2,37,000/= (Rs. Two lakh thirty seven thousand only) is being hereby paid through D.D No.-058234, dtd. 15.11.2023 of State Bank of India drawn on Patna Main Branch, Patna. Kindly acknowledge the same.

Sir, It is worth mentioning here that we have informed the RERA regarding our progress by reg. letter though not frequently as I am ill and was admitted to a Delhi Hospital for quite long time. I therefore request you to be kind enough to condone our lapses.

Our project is complete and we have applied to the PMC authority for a revised drawing and also completion certificate on 18.04.2022 but unfortunately we are running from pillar to post till date with no result in hand.

In past we have sent you different letter on different dates which are as follows for your kind perusal.

1. Letter dtd. 27.03.2022 by registered speed post.
2. Letter dtd. 11.03.2023 by registered speed post.
3. Letter dtd. 20.07.2023 by registered speed post.

We have also uploaded the photographs of the completed project on 26.03.2022. We hereby humbly request you to kindly help us if possible in getting completion drawing and occupancy certificate by PMC for which we will be your's obliged.

Thanking you,

Your's sincerely
For Replica Estates (P) Ltd.

Director

For REPLICa ESTATES PVT. LTD.

Director

- Encl. : 1. Details of booked flat.
2. Receipt of PMC for revised drawing.
3. Copy of previous letters sent to RERA.
4. D.D No.-058234, dtd. 15.11.2023

Received
DD No. 058234
Dated 16.11.2023
for Rs. 237000/-
(Rs. Two Lakh Thirty Seven Thousand only)
Date 16.11.2023
(Cash Section)

**Details of Flat Happy Home Residency situated at
Magistrate Colony Path, Jagriti Nagar, Patna
BLOCK-A**

Sl. No.	Flat No.	Name of Purchasers	Address	Status
1	A-101	Mr. Praveen Kumar Mishra	S/o- Mr. Sushil Kumar Mishra Dharampur, Pondil, Arwal, Bihar-804421	Booked
2	A-102	Mr. Praveen Kumar Mishra	S/o- Mr. Sushil Kumar Mishra Dharampur, Pondil, Arwal, Bihar-804421	Booked
3	A-103			Vaccant
4	A-104	Mr. Praveen Kumar Mishra	S/o- Mr. Sushil Kumar Mishra Dharampur, Pondil, Arwal, Bihar-804421	Booked
5	A-201	Mrs. Asha Singh	W/o - Mr. Tripurari Singh Ward 34, Near IDBI Bank, East Champaran, Mothihari, Bihar - 845401	Booked
6	A-202	Mr. Jai Bahadur Singh	S/o Late Rama Singh, Ramnayan Kunj, Jagriti Nagar, P.O.- B.V. College, P.S.-Rajiv Nagar, Dist.-Patna, PIN-800014	Booked
7	A-203	Mr. Ramendra Pratap Singh & Mrs. Madhuri Singh	Machhli Bazar, Simali Murarpur, Bhathi Par, Patna City, Patna Bihar, PIN - 800008	Booked
8	A-204	Dr. Richa Singh	W/o- Dr. Mukesh Kumar Machhli Bazar, Simali Murarpur, Bhathi Par, Patna City, Patna Bihar, PIN - 800008	Booked
9	A-301	Dr. Preeti Sharma	Dr. Saurav Shekhar, House No. 3, West Anandpuri, West Boring Canal Road, P.S. Buddha Colony, District Patna, Pin Code-800001	Booked
10	A-302	Mrs. Vimla Devi	Mrs. Vimla Devi W/o- Mr. Sidhnath Singh Dharupur, Bikramganj, Rohtas, Bihar-802212	Booked
11	A-303	Mrs. Chandani Sharma and Mr. Mukesh Sharma	House No. 51A, Flat No.- 201, Road No.- 2A, Indrapuri, Keshari Nagar, Patna (Bihar) - 800024	Booked
12	A-304	Mrs. Kumari Shubha & Mr. Anirban Mukherjee	ICAR-RCER, ICAR Parisar, P.O. - B.V. College, Patna (Bihar) - 800014	Booked
13	A-401	Mrs. Anjani Kumari	D/o - Late Brahmanand Tiwari Flat No. : B/504, Mundeshwari Enclave, Akashwani Road, P.O.- B.V. College, Patna- 800014	Booked
14	A-402	Mrs. Rakhee Singh	W/o - Mr. Arun Kumar Singh, Gram-Harpurnand, P.O.- Parmanandpur, P.S.- Naya Gaon, District-Saran, Pin Code-841101	Booked
15	A-403			Vaccant
16	A-404	Mrs. Minakshi Jaiswal & Mr. Amit Kumar	House No.- 120, Ashopur, Near OBC Bank, P.O. Khagaul, P.S. Danapur, Dist.- Patna -801105	Booked

Sushil Kumar Mishra

**Details of Flat Happy Home Residency situated at
Magistrate Colony Path, Jagriti Nagar, Patna
BLOCK-B**

Sl. No.	Flat No.	Name of Purchasers	Address	Status
1	B-101			Vaccant
2	B-102			Vaccant
3	B-103	Mr. Nalin Kumar Sinha	S/o- Late Jwala Prasad, Shershah Road, Kathak Tal, Nanmuhia P.O.- Gulzarbagh, P.S.-Alamganj Dist.-Patna (Bihar) - 800007	Booked
4	B-104	Mrs. Anita Kumari	W/o- Late Arun Kumar Sinha Anandpuri, West Boring Canal Road, P.S.- Shri Krishnapuri, Dist.- Patna (Bihar), PIN-800001	Booked
5	B-201	Mr. Pankaj Kumar Sinha	S/O- Late Kedarnath Sinha Flat No.-104, Chhaya Kunj Apartment, Ashokapuri, Khajpura, P.S.-Rajiv Nagar, Patna-800014	Booked
6	B-202	Dr. Deepak Kumar	S/O- Guresh Sah House No. 26/2, Ward No. 04, Village & P.O. + P.S.-Gwalpara, Dist.-Madhepura, Pin-852115	Booked
7	B-203			Vaccant
8	B-204	Mrs. Savita Kumari & Mr. Suman Kumar Chaudhary	Village-Nawadah via Katra, P.O.-Gangeya, Dist.- Muzaffarpur (Bihar), PIN - 843321	Booked
9	B-301	Mrs. Sadhana Kumari	W/o- Sharawan Kumar Mandal, Rajeev Nagar, Road No. 26, Ghoor Daur Road, Keshri Nagar, P.S. Rajiv Nagar, District Patna, Pin Code - 800024	Booked
10	B-302			Vaccant
11	B-303	Mr. Aman Shrivastava	S/o Mr. Raman Kumar Srivastava Shastri Nagar, P.O.- Ramna, P.S. - Mithanpura, Dist.- Muzaffarpur (Bihar)	Booked
12	B-304	Mr. Aman Shrivastava	S/o Mr. Raman Kumar Srivastava Shastri Nagar, P.O.- Ramna, P.S. - Mithanpura, Dist.- Muzaffarpur (Bihar)	Booked
13	B-401	Mrs. Madhu Devi	W/o Mr. Pradeep Kumar Flat No.- 202, B Block, Mundeshwari, Akashwani Road, Patna-800014	Booked
14	B-402	Dr. Nidhi Prasad & Dr. Binay Kumar	Flat No.-302/A, Ramraj Apartment, Brahamsthan, Patna Sadar, Dist.- Patna, Pin Code-800014	Booked
15	B-403	Mrs. Priyadarshani Verma & Miss Paksham Verma	54, Mitra Mandal Housing Colony, Phase-2, P.O.- Anisabad, P.S.- Phulwari Sharif, Patna-800002	Booked
16	B-404	Mr. Sudhansu Prasad & Dr. Saurabh Kumar	Dhab Mohalla, Ward No.-15, Rosera, Samastipur, Bihar-848210	Booked

Shri Kumar Singh

**Details of Flat Happy Home Residency situated at
Magistrate Colony Path, Jagriti Nagar, Patna
BLOCK-C**

Sl. No.	Flat No.	Name of Purchasers	Address	Status
1	C-101	Mrs. Madhu Sinha	Plot No. B-52, Flat No.- A-1, Manoram Punj Apartment, Budha Colony, Patna-800001	Booked
2	C-102	Mrs. Shainy Winston	W/o- Mr. Winston Mathew Flat No.-104, S.S. Square, Khajpura, Akashwani Marg, Patna-800014	Booked
3	C-103	Mr. Ratnesh Pathak	S/o- Mr. Jai Shankar Pathak House No.-A-217, P.C. Colony, P.S.-Kankarbagh, P.O.- Lohia Nagar, Dist.-Patna (Bihar) - 800020	Booked
4	C-104	Mrs. Lily Roy	D/o- Sudarshan Kumar Roy Saheb Tola, Kadeपुरा Colony Anchal Katihar, P.S.-Dalan, Katihar Bihar - 854106	Booked
5	C-201	Mrs. Himadri Priyam Jha	W/o - Binay Kumar Jha Rataitha, Kharagpur, Munger, Bihar-811213	Booked
6	C-202	Mr. Sanjay Kumar Jha	S/o- Mr. Kameshwar Jha, House of Manoj Thakur, House No.17, Ashiana Road, P.S.- Rajeev Nagar, Dist.- Patna - 800014	Booked
7	C-203	Mrs. Ramaday Devi	W/o- Mr. Ram Bharosa Sharma 109 Gaon Bariyarpur, Ward-13, Bariyarpur Tola, Sirsi, Begusarai, Bihar-848202	Booked
8	C-204	Mr. Mukesh Kumar	S/o- Mr. Prem Kant Jha, BLC Road, Castors Town B, Deoghar, Opposite New Era School, Deoghar, Jharkhand - 814112	Booked
9	C-301	Dr. Ujjwal Kumar & Mrs. Madhu Kumari	Flat No.-404, Vasundhra Palace, Ashiyana-Digha Main Road, Ram Nagari More, Patna- 800025	Booked
10	C-302	Mr. Ajay Kumar Singh	S/o- Late Braj Kishore Singh Magadh Colony, Road No.-6, Gaya, Bihar - 82301	Booked
11	C-303	Mrs. Kumud Sinha	D/o- Roy Yatindranath Sinha Flat No.-101, Sitakunj Apartment, Ved Nagar, Rukunpura, P.S.- Rupaspur, Dist.- Patna (Bihar)-800014	Booked
12	C-304	Dr. Uma Shankar Prasad & Mrs. Neelam Ranjan	Ward No.-04, At + P.O. - Lagunia Suraj Kanth, Dist.- Samastipur-848101	Booked
13	C-401	Mrs. Panna Kamesh	W/o- Sri K.P. Yadav 20, Ashok Vihar Extension, P.O.+P.S.- Ashok Nagar, Ranchi (Jharkhand)-834002	Booked
14	C-402	Dr. Ramdeo Paswan & Mrs. Indira Devi	Chhapki Parri, Kabir Chak, Laxmisagar, Dist.- Darbhanga (Bihar) - 846009	Booked
15	C-403	Dr. Govind Prasad	Mohalla Dhab, Ward No.- 15, P.O. & P.S.- Rosera, Dist.-Samastipur, Pin code - 848210	Booked
16	C-404	Mrs. Jayanti Singh & Mr. Satish Kumar Singh	Flat No.-647, Block No.-6, Ara Garden Residences, Ara Garden Road, Off. Bailey Road, P.O.- B.V. College, P.S.- Rupaspur, Patna - 800014	Booked

[Signature]



From :

Date : 18.04.2022

SHRI JAI BAHADUR SINGH S/O LATE RAMA SINGH
(P.O.A HOLDER)
Address: - RAMNAYAN KUNJ, JAGRITI NAGAR
MAGISTRATE COLONY PATH, RAJEEV NAGAR,
PATNA-800014

The Municipal Commissioner,
Patna Municipal Corporation, Patna

Ref : Plan Case No. P/Khajepura/PRN/G+4/145/2016 dated - 11/03/2017

Subject : Revision of Map sanctioned vide Plan Case No. mentioned above.

Sir,

With reference to the above Plan Case No., my building HAPPY HOME RESIDENCY – a Residential Building, on Mauza – Khajepura, Thana no. 11, Survey plot no. 499 (P), Khata no. 20, Zone – 3, Dist – Patna, Bihar has been constructed with a few changes.

I am hereby submitting as – built' drawings of my building together with the required documents.

I request you to give your approval on the revised map.

The following documents are enclosed:-

XD No. 465488 dated: 18.04.2022 of Rs. 70,600.00

1. Combined Affidavit
2. Indemnity Bond
3. Affidavit of Peaceful Possession
4. Vad Mukht Affidavit
5. Affidavit of Land Sealing Act
6. Copy of sanctioned map from Patna Municipal Corporation
7. Map for Revision - 2 sets
8. *Affidavit for demolition of temporary structure*

I request you to give your approval on my Revised Map as soon as possible.

Thanking You,

Your sincerely

Jai Bahadur Singh
Jai Bahadur Singh

कार्यालय, जिला सहकारिता पदाधिकारी, पटना।

निबंधन प्रमाण-पत्र

(बिहार स्वावलम्बी सहकारी समिति अधिनियम, 1996 के अधीन स्वावलम्बी सहकारी समिति के निबंधन के सम्बन्ध में)

प्रमाणित किया जाता है कि बिहार स्वावलम्बी सहकारी समिति अधिनियम, 1996 (बिहार अधिनियम 2, 1997) की धारा-05 के अधीन हैप्पी होम रेसीडेन्सी फ्लैट ऑनर मेन्टेनेन्स स्वावलम्बी सहकारी समिति लि० के नाम से एक समिति का विधिवत निबंधन मेरे कार्यालय में किया गया है। इस समिति का निबंधित कार्यालय पता हैप्पी होम रेसीडेन्सी, मजिस्ट्रेट कॉलोनी पथ, जागृति नगर, थाना-राजीव नगर, पोस्ट- भेटनरी कॉलेज, पटना, 800014 है।

सोसाईटी का कार्यक्षेत्र पटना जिलान्तर्गत मजिस्ट्रेट कॉलोनी पथ, जागृति नगर, पटना, 800014 नगर निगम वार्ड संख्या- 02 अवस्थित हैप्पी होम रेसीडेन्सी अपार्टमेंट तक सीमित है।

समिति का निबंधन संख्या :- BR/01/01/01/H/002/2023 है। समिति की उपविधियाँ भी निबंधित कर दी गई हैं। इस प्रमाण पत्र पर मैंने आज दिनांक 25.11.2023 को हस्ताक्षर किया है और मुहर लगाया है।



25/11/23
जिला सहकारिता पदाधिकारी,
पटना

आज दिनांक 25/11/2023 दिन शनिवार, माह नवम्बर, सन् दो हजार तेईस ईस्वी।

कार्यालय, जिला सहकारिता पदाधिकारी, पटना।

निबंधन प्रमाण-पत्र

(बिहार स्वावलम्बी सहकारी समिति अधिनियम, 1996 के अधीन स्वावलम्बी सहकारी समिति के निबंधन के सम्बन्ध में)

हैप्पी होम रेसीडेन्सी फ्लैट ऑनर मेन्टेनेन्स स्वावलम्बी सहकारी समिति लि०, हैप्पी होम रेसीडेन्सी, मजिस्ट्रेट कॉलोनी पथ, जागृति नगर, थाना-राजीव नगर, पोस्ट- भेटनरी कॉलेज, पटना, 800014 के निबंधनार्थ आवेदन के विषय में।

मैं एतद् द्वारा प्रमाणित करता हूँ कि स्वावलम्बी सहकारी समिति अधिनियम, 1996 (बिहार अधिनियम धारा-2, 1997) की धारा-05 के अनुसार एक सहकारी सोसाईटी का निबंधन मेरे कार्यालय में हैप्पी होम रेसीडेन्सी फ्लैट ऑनर मेन्टेनेन्स स्वावलम्बी सहकारी समिति लि० नाम एवं शीर्षक के अधीन सीमित दायित्व सहित सहकारी सोसाईटी के रूप में किया गया है तथा सोसाईटी की उपविधियाँ भी निबंधित की गई है।

सोसाईटी का कार्यक्षेत्र निम्नांकित है-

पटना जिलान्तर्गत मजिस्ट्रेट कॉलोनी पथ, जागृति नगर, पटना-800014, नगर निगम वार्ड संख्या- 02 अवस्थित हैप्पी होम रेसीडेन्सी अपार्टमेंट तक सीमित।

निबंधन संख्या-BR/01/01/01/H/002/2023 दिनांक 25.11.2023



जिला सहकारिता पदाधिकारी
जिला सहकारिता पदाधिकारी
पटना

आज दिनांक 25/11/2023 दिन शनिवार, माह नवम्बर, सन् दो हजार तेईस ईस्वी।

ज्ञापांक 2529 / पटना, दिनांक 25/11/2023 /

1. श्री अशोक कुमार सिन्हा, संगठनकर्ता, हैप्पी होम रेसीडेन्सी फ्लैट ऑनर मेन्टेनेन्स स्वावलम्बी सहकारी समिति लि०, फ्लैट नं०- बी 101, हैप्पी होम रेसीडेन्सी, मजिस्ट्रेट कॉलोनी पथ, जागृति नगर, पटना, 800014 ।
2. सहायक निबंधक, सहयोग समितियाँ, पटना अंचल, पटना।
3. प्रबंध निदेशक, पाटिलीपुत्रा सेन्ट्रल को-ऑपरेटिव बैंक लि०, पटना।
4. संयुक्त निबंधक, सहयोग समितियाँ, पटना प्रमंडल, पटना।
5. निबंधक, सहयोग समितियाँ, बिहार, पटना

को सूचनार्थ एवं आवश्यक कार्रवाई हेतु समर्पित।

जिला सहकारिता पदाधिकारी
पटना