

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

सं०सं०-RERA/PRO.REG-425/2018/.....

पटना, दिनांक-14.07.2021

प्रेषक:-

प्राधिकृत पदाधिकारी,
भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

सेवा में,

Shree Deepak Agarwal (Director)
Aditya Infracomp Privat Limited.
Aditya arcade, Shop No.-8 Andhra Bank,
Building, Exhibition Road, Patna BR-800001
Email. Id:-adityainfrapat@gmail.com

विषय:- भू-सम्पदा विनियामक प्राधिकरण, बिहार से Project:-ADIYA PARAS
MALL के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग:- Application Id:- RERAP00410-3/425/R-506/2019

Sir

With reference to your request for giving second extension to your project named Aditya Paras Mall bearing registration no. RERAP00410-3/425/R-506/2019, you are requested to furnish the following documents within a week of issuance of this query:

- 1. Re-approved building plan by the competent authority. It is required as per the provision made under section 9 of Bihar Building Bye-laws, 2014 according to which an approved plan remains valid for three years and it may be revalidated for another two years. However, if the project is not completed within five years, the plan needs to be re-approved. In your case, the building plan had been approved by a registered architect on 27/11/2013.**
- 2. Consent of the landowner for extension.**
- 3. Formation of allottees' association and details of the fund collected from the allottees.**
- 4. Consent of more than 50% of the allottees for extension.**
- 5. Information whether any complaint case has been filed or not in RERA court in connection with this project.**

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Regards:

Authorised Signatory

Sd/-

Real Estate Regulatory Authority,
6th Floor,
BSBCCL Campus,
Hospital Road, Shastri Nagar
Patna-800023,
Bihar

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'F'

[See rule 6(4)]

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6, to the following project:

Project registration number : BRERAP00410-3/425/R-506/2019
Project Name : Aditya Paras Mall (Ongoing Project)
Project Address : Old Motihari Road, Kolhua, Paigambarpur Chowk, Muzaffarpur, Bihar, (Khesra No./Plot No. 3154, 3155(P), 2842(P), 3168(P), Khata No.- 553, 1305, 1309, Thana No- 482, Mauza- Paigambarpur Kolhua), Sub division/District : Muzaffarpur.

1. Company Aditya Infracomp Pvt. Ltd. having its registered office at Aditya Arcade, Shop No 8 Andhra Bank Building, Exhibition Road, Patna-800001

2 This extension of registration is granted subject to the following conditions, namely:-

- (i) 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;
- (ii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
- (iii) The registration shall be extended by a period of 21/12/2019 to 10/8/2020 [days / weeks / months] and shall be valid until 10/8/2020.....;
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- (vi) 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 herein, as per the Act and the rules and regulations made thereunder.

Dated: 14/2/2020

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-425/2018./1.63

Dated 14-2-2020

Copy to: Chairman RERA/ Members RERA/ Aditya Infracomp Pvt. Ltd.

Copy to: Branch Manager Andhra Bank, Exhibition Road, Patna

[Handwritten Signature]
14/2/2020

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By *[Handwritten Signature]*
13-02-2020

Checked By *[Handwritten Signature]*
14/2/2020

Rechecked By *[Handwritten Signature]*
14/02/2020

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 : BRERAP00410-3/425/R-506/2019
Project Name : Aditya Paras Mall (Ongoing Project)
Project Address : Old Motihari Road, Kolhua, Paigambarpur Chowk, Muzaffarpur, Bihar (Khesra/ Plot No 3154, 3155(P), 2842(P), 3168(P), Khata No-553, 1305, 1309, Thana No 482, Mauza- Paigambarpur Kolhua), Sub division/District : Muzaffarpur

1. Company Aditya Infracomp Pvt. Ltd. having its registered office at Aditya Arcade, Shop No 8 Andhra Bank Building, 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 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 (Andhra Bank, Branch Name- Exhibition Road, Patna, Account No. 041831100000450, IFSC Code : ANDB0000418 to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
 - d. The registration shall be valid for a period of 24 years 09 Months commencing from 12/31/2019 And ending with 2019/12/20 (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: 12/31/2019

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 1 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.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-425/2018./379

Dated ... 13/03/2019

Copy to: Chairman RERA/ Members RERA/ Aditya Infracomp Pvt. Ltd

Copy to: Branch Manager Andhra Bank, Exhibition Road, Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Dr. Praveen
12-03-19

Checked By J. P. Singh
12-3-2019

Rechecked By Praveen
13/3/2019

