

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH/5TH 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 : BRERAP30708-2/19/Rr..11.56/2021
Project Name : Vishwanath Rama Tower (New Project).
Project Address : Swami Vivekanand Path, Adampur, Bhagalpur (Kheara/ Plot No- 666 Ka, Kha, 667, 668, Khata No.- 104, 307, 340, Ward No.- 21 Mauza-Mansurganj, Jogsar).
Sub division/District : Bhagalpur.

1. Company Maa Kundeshwari Construction Pvt. Ltd. having its registered office at Holding No- 32A, Manik Sarkar Ghat, Adampur, Bhagalpur-812001
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 (Canara Bank, Branch Name-Bhagalpur, Account No. 3110201003876, IFSC Code : CNRB0000256) 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 03 years 07 Months commencing from 29/6/2021 And ending with 2025/02/01 (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.

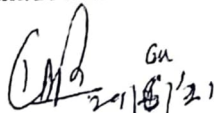
Dated: 29/6/2021
Place: Patna

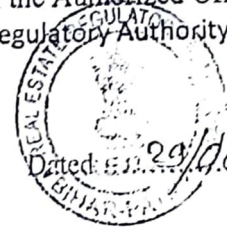

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



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 08/07/21 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.
- 7) In case of any papers not found in order, the same should be made available within one month.

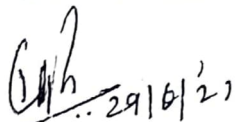

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

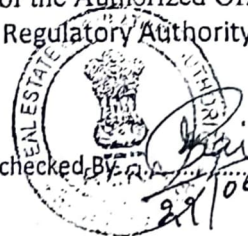


Memo NO-RERA/PRO-REG-19/2021. /...473

Copy to: Chairman RERA/ Members RERA/ Maa Kundeshwari Construction Pvt. Ltd.

Copy to: Branch Manager Canara Bank, Bhagalpur


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By... J. P. Singh
29/06/2021

Checked By... J. P. Singh
29/06/2021

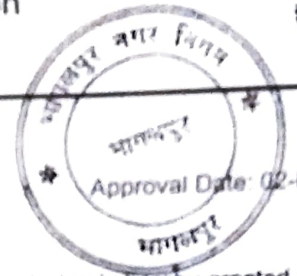
Rechecked By... J. P. Singh
29/06/2021



Bhagalpur Municipal Corporation
Building Permission



Approval Letter - Building Permit
Bihar Municipal Act 2007



Approval No. BPA/00216/2019-20

With respect to your Application No 51519122900002 dated 29-DEC-2019, permission is hereby granted in favour of,

Mr. Manoj Kumar Sinha

Address: Swami Vivekanand Path (Chiranjivi Bose Lane), Mansurganj, Bhagalpur

Additional Owner: Mr. Santosh Kumar Sinha Alias Vivek Kumar Sinha

for Construction of Residential Building

in respect of Ward 21, Plot No. (CS)/Khasra No. 666K/Kh/667/668, Plot No (MSP) 666K/Kh/667/668, Khata No. 104/340/307, Holding No. 7A/43/43A, Village/Mohalla Mansurganj of Bhagalpur Municipal Corporation subject to following conditions/restrictions.

- The Building shall be used exclusively for Residential purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space, measuring 177.81 sq.m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- The land over which construction is proposed is accessible by an approved means of access of 9 m. width
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The permission is valid for period of three years with effect from the date of issue.
- Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- Any other conditions.
 - The permission is valid for period of three years with effect from the date of issue.
 - Permission accorded under the provision cannot be construed as evidence
 - Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.

Copy along with 2 copies of the approved plans to Mr. Manoj Kumar Sinha, Mr. Santosh Kumar Sinha Alias Vivek Kumar Sinha

Letter No. 757

Date: 03/03/2020

By Order
Dy. Municipal Commissioner
Bhagalpur Municipal Corporation
Bhagalpur
Authorised Signatory