

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 : BRERAP15845-1/881/R-.../2019
Project Name : Silicon City Phase 2 (New Project)
Project Address : Mahajpura (Khesra/Plot No 1182, 1183, 1058, 1055, 1056, 1057, 30, Khata No 9, 6, 39, 27, 55, 330, Thana No 66, 91, Mauza-Sarwa),
Sub division/District : Bikram, Dist.- Patna .

1. Company Creastate Infrahomes Pvt. Ltd. having its registered office at Raj Plaza 4th Floor, Opp. HDFC Bank, Anisabad, Patna-800002

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

- 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] ;
 - 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;
 - 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 (HDFC Bank, Branch Name-Anisabad, Patna, Account No. 50200021129534, IFSC Code : HDFC0002514) 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;
 - The registration shall be valid for a period of 02 years 08 Months commencing from 25/10/2019 And ending with 2022/06/22 (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;
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
 - 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: 25/10/2019

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



NAME OF PROJECT - SILICON CITY PHASE 2
 NAME OF PROMOTER - CREASTATE INFRAHOMES PRIVATE LIMITED
 DATE OF SUBMISSION OF ONLINE APPLICATION 09-Feb-19 & HARD COPY 13-Feb-19
 APPLICATION NO. - RERAPO2062019115845-1

DOCUMENT CHECK LIST CUM INDEX AT THE TIME OF RECEIVING THE HARD COPIES					
S. NO	DOCUMENT TYPE	YES/NO	NO. OF PAGES	PAGE NO.	PAGING NO. IN FILE
(I)	(II)	(III)	(IV)	(V)	(VI)
1	PRINTED COPY OF ONLINE SUBMITTED APPLICATION FORM	YES	4	1-4	
2	COMPANY REGISTRATION CERTIFICATE	YES	1	5	
3	OCCUPANCY PERMISSION	NA	-		
4	Previous Project Details (Last 5 years only)	NA	-		
4	SCAN COPY OF BANK PASS BOOK (WITH BRANCH NAME, IFSC CODE, A/C NO./CANCILE CHAQUE)	YES	7	6-12	
5	DEMAND DRAFT WITH PHOTOCOPY (NAME, MOBILE NO., SIGNATURE ON BACK SIDE OF THE DRAFT)	YES	1	13	
	ANNUAL REPORT				
6	A BALANCE SHEET FOR PRECEDING 3 YEARS	YES	15	14-28	
	B AUDITED P&L STATEMENT FOR PRECEDING 3 YEARS	YES	8	29-36	
	C CASH FLOW STATEMENT FOR PRECEDING 3 YEARS	NA	-		
	D DIRECTOR'S REPORT FOR PRECEDING 3 YEARS	YES	18	37-54	
	E AUDITOR'S REPORT FOR PRECEDING 3 YEARS	YES	9	55-63	
7	FORM - B (AFFIDAVIT CUM DECLARATION) IN ORIGINAL	YES	2	64-65	
8	NON-ENCUMBRANCE CERTIFICATE) IN ORIGINAL	YES	8	66-73	
9	LAND DEED AGREEMENT/ AGREEMENT WITH LAND OWNER	YES	20	74-92	
10	REGISTERED DEED OF LAND WHERE PROJECT IS PROPOSED	NA	-		
11	MUTATION ORDER & RENT RECEIPT/ LPC	YES	4	93-96	
12	NOTICE OF COMMENCEMENT VERIFIED WITH COMPETENT AUTHORITY AS PER BIHAR BUILDING BY-LAWS OR AFFIDAVIT- IN ORIGINAL (MANDATORY FOR NEWLY LAUNCHED PROJECT)	YES	3	97-99	
13	PAN CARD	YES	2	100-101	
14	AADHAR CARD	YES	1	102	
15	PROFORMA OF AGREEMENT FOR SALE	YES	16	103-118	
16	PROFORMA OF ALLOTMENT LETTER	NA			
17	PROFORMA OF CONVEYANCE DEED	YES	1	119	
18	OTHER PROJECT RELATED DOCUMENTS IF ANY (ENVIRONMENTAL CLEARANCE, NOCs ETC.)	NA	-		
19	BUILDING PERMIT APPROVAL CERTIFICATE (BY U.L.B OR PLANING AUTHORITY)	NA	-		
20	SANCTIONED DETAILED SITE, LOCATION & SERVICES PLANS	YES	5	120-124	
21	SANCTIONED FLOOR PLANS	NA			

RECEIVED BY Roushan Kumar 13/02/2019
 (SIGNATURE OF D.E.O/PROGRAMMER WITH NAME)

P. Kumar
 (SIGNATURE OF APPLICANT) Director

13/02/2019

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

FORM 'H'

[See rule 10(2)]

REGISTRATION CERTIFICATE OF REAL ESTATE AGENT

This registration is granted under section 9 with registration certificate bearing Agent registration number : BRERAA00964/56/A-54/2018

Creastate Infra Homes Pvt. Ltd. having its [registered office / principal place of business] at Raj Plaza, D1 And D2 2nd Floor, Opp. HDFC Bank, Anisabad, Patna-800002

to act as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the RERA BIHAR State in terms of the Act and the rules and regulations made there under.

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

- (i) The real estate agent shall not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter which is required but not registered with the Authority;
- (ii) The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 13;
- (iii) The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10;
- (iv) The real estate agent shall facilitate the possession of all information and documents, as the allottee is entitled to, at the time of booking of any plot, apartment or building, as the case may be;
- (v) The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfill their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be;
- (vi) The real estate agent shall comply with the provisions of the Act and the rules and regulations made there under;

CHECK LIST FOR REGISTRATION OF AGENT (INDIVIDUAL, PROPRIETERSHIP, COMPANY OR SOCIETIES)

NAME OF INDIVIDUAL/PROPRIETERSHIP FIRM- CRESTATE INFRA HOMES Pvt. Ltd.

TYPE OF REGISTRATION- Agent

DATE OF SUBMISSION OF ONLINE APPLICATION 3/10/18

DATE OF SUBMISSION OF HARD COPY 4/10/18

APPLICATION NO:- RERAP310201800964

DOCUMENT CHECK LIST CUM INDEX AT THE TIME OF RECEIVING THE HARD COPIES				
S NO	DOCUMENT REQUIRED	YES/NO	REMARK	PAGING NO IN FILE
(I)	(II)	(III)		(VI)
1	NAME OF (INDIVIDUAL/PROPRIETORSHIP FIRM)	Yes		24-23
2	DEMAND DRAFT WITH PHOTOCOPY (NAME, SIGNATURE ON BACK SIDE OF THE DRAFT)	Yes		22
3	FATHER'S NAME	Yes		20
4	OCCUPATION	Yes		18-1
5	ADDRESS	Yes		23
6	CONTACT DETAILS (PHONE NO. E-MAIL, FAX NO. ETC.	Yes		29-28
7	NAME, PHOTOGRAPH, CONTACT DETAILS AND ADDRESS OF THE PROPRIETOR.	Yes		27-26
8	PAN CARD	Yes		21-20
9	ADHAR CARD	Yes		19
10	PLACE OF BUSINESS	Yes		29

RECEIVED BY

(SIGNATURE OF D.E.O/PROGRAMMER WITH NAME)

Qinfa
05/10/2018

Crestate Infrahomes Pvt. Ltd.

(SIGNATURE OF APPLICANT)

Qinfa
Director

5/10/18

BIHAR REAL ESTATE REGULATORY AUTHORITY

[Agent Detail](#)[Payment](#)

AAGCCZ759P

[LOGOUT](#)

Your Application has been Submitted Successfully.

Your Application Id is : RERAP310201800964



APPLICATION FOR REGISTRATION OF AGENT

Date of Submission: -10/3/2018 8:03:24 PM [Print](#)

To,

REAL ESTATE REGULATORY AUTHORITY (RERA)
6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar,
Patna - 800023.

Agent Detail

Applicant Details

Application No.-	RERAP310201800964	Email ID	vikashkumar1298@gmail.com
Name	CREASTATE INFRAHOMES PRIVATE LIMITED	Major Activities	Real Estate Dealer, Agent, Contractor.
Registration Type	Company	Landline Number	0612-2251931
Registration Number	U45200BR2015PTC025491	Aadhaar Number	257836077290
PAN Number	AAGCC2759P	Fax No.	
Mobile No.			
Address	RAJ PLAZA, D1 & D2 2ND FLOOR, OPP HDFC BANK BALMI CHAK MORE, ANISABAD PATNA Patna BR 800002 IN	State	Bihar
District	Patna	Pincode	800002
Company Registration Certificate (PFD Only)	Uploaded		
Associated Organization Details			

Organization Type	Organization Name
Select Designation	Name
Mobile Number	Email ID
Website URL	Upload Photograph Uploaded
Register Address	
State	District
Pincode	

Other State Registration or Union Territory

Do you have any registration in other States and Union Territories? ☐ Yes ☐ No [Select State/UT](#)

Registration Number [Uploaded](#)

Registration Certificate [Uploaded](#)

Upload Documents

PAN Card of Applicant	Uploaded	Address Proof	Uploaded
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Payment Details

Payment Mode	Demand Draft	Bank Name	STATE BANK OF INDIA
Amount	100000.00 (Calculated as per section (3)(3) of Bihar RERA Rule)	Branch	Patna Main Branch
DD/Cheque No	229254	Attach Scan Copy	View