



ASHIANA ESTATES PVT. LTD.

403, Ashiana Towers, Exhibition Road, Patna-800 001, Tel. : 2676225, 3203422

CIN U45200BR1987F-C002854

GATIN - 10AACCA9486H1ZP

www.ashianagroup.com

E-mail-admin@ashianagroup.com

AEPL/RERA/Misc/20-21/ 02

October 19, 2021.

The Chairman,
Real Estate Regulatory Authority,
Bihar, Patna

Reff: 2nd extension of Ashiana Majestic Project. Reg. No. BRERAP519-2/635/R-624/2019.

Dear Sir,

As desire by your office through e-mail on dt 08 October 2021, some query regarding second extension of ASHIANA MAJESTIC PROJECT (635).

We are giving point wise answer for your satisfaction as under:-

1. Revised approved plans are enclosed herewith for your satisfaction.
2. Latest photograph of the project enclosed.
3. Consent letter of the 4 allottees out of 7 has already submitted in your office vide our letter no AEPL/RERA/MEJ/20-21/02 DT 02.03.2021.
4. No Supplementary Development agreement has been done.
5. The project is completed and possession had been given to all land lords of their share and they are enjoying rental income from project.
6. Registered sale deed has been done one of the allottee in last month.
7. We had applied for completion certificate on dt 02.08.2021 in PMC (copy enclosed) but till date certificate has not been issued by competent authority.

We hope the above points are satisfy to you office if further any query we will try to satisfy.

Thanking you.

Yours faithfully.

For Ashiana Estates Pvt. Ltd

Indira Jait Singh,
(Director)

287

Subject: Query regarding application for second extension of Ashiana Majestic project (635)

RERA BIHAR <rerabihar@gmail.com>

Sent: Fri, 8 Oct 2021 13:45:41 GMT+0530

To: You and others

Show full headers | Report Spam

Sir

With regard to your application for second extension of Ashiana Majestic project bearing registration no. BRERAP00519-2/635/R-624/2019, you are directed to submit the following documents

1. Duly approved map.
2. Latest photographs of the project
3. Consent of at least half of the allottees
4. Supplementary development agreement
5. Stage wise time schedule of completion of different works

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Regards

Sd/-

Authorised Signatory

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

Shastri

Nagar

1986

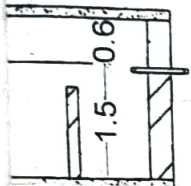
SPECIFICATION

1. R.C.C UNDER REMMED PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
2. 1ST CLASS BRICK WORK IN CEMENT MORTER(1:6) IN SUPER STRUCTURE.
3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION.
4. 0.03 I.P.S. FLOORING OVER 0.75 DRY REMMED KHOA OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
5. 0.050 TH D.P.C. ON P.L. ALL ROUND THE BUILDING.
6. 0.110 TH LIME CONCRETE OVER 0.100TH R.C.C. SLAB.
7. 0.15TH R.C.C. BAND AT DOORS & WINDOWS OPENINGS.
8. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL.
9. WHITE & COLOUR WASH AS PER CHOICE.

SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE			
	D	WIDTH	SILL.	HEIGHT
1.	D			
2.	D1	1.05	0.00	2.13
3.	D2	0.90	0.00	2.13

0.100 VENT PIPE
0.75 TH R.C.C COVER SL



Ajit Singh

AJIT SINGH
ARCHT

PATNA NAAR NIGAM

Enpanelment No.: AR-05/15

PATNA MUNICIPAL CORPORATION

PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)

PMCDHAKANPUR/C-7-304/11-20/2020 (B+G + Additional Floor +5)
Case No. 20.....

Sanction of Plan Accorded under Section:

315, 316 & 317 of the Bihar Municipal Act 2007

by the Municipal Commissioner, Patna on.....

Date 05/06/2020

Revised **SANCTION OF PLAN ACCORDED**

FLORRACE

1 : 1 SCALE

निदेशक

शहरी योजना

पटना नगर निगम, पटना

8/02-07-21

8/02-07-21

राजेंद्र नाथ 'बी'

प्रारूपक

शहरी योजना

पटना नगर निगम

285

PARKING CALCULATION

727.71/2	= 1727.71 SQMT
EQU. = 40 SQM CARPET AREA	= 863.855 SQMT
ING REQU. 863.855/40=21.596=22 NOS	
EQU. = 20 SQM	
ING AREA REQU. 20 SQMT X 22NOS	= 440.00 SQMT
VIDED AT COVERED BASEMAENT	= 293.18 SQMT
VIDED AT FRONT OPEN SPACE	= 62.68 SQMT
VIDED FOR 2 WHEELER -BACK (SOUTH EAST)	= 38.50 SQMT
VIDED FOR 2 WHEELER -SIDE (WEST)	= 67.29 SQMT
PROVIDED =293.18+62.68+38.50+67.29	= 461.65 SQMT

WATER TANK CALCULATION

TOTAL B/U AREA = 1727.71 SQM
 CARPET AREA=863.855 SQM
 TOTAL NO OF PERSON @10 SQM =1 PERSON

AJIT SINGH
 ARCHITECT

PATNA NAGAR NIGAM
 Empanelment No.: AR-05/15

PATNA MUNICIPAL CORPORATION

PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)

PHC/DHAKANPURA/C-7-304/11 पट्टा नं. 11 (B+G+ Additional Floor + 5)
 Case No. 20

Sanction of Plan Accorded under Section

315, 316 & 317 of the Bihar Municipal Act 2007

by the Municipal Commissioner, Patna on

Date 05/06/2021

Revised SANCTION OF PLAN ACCORDED

निदेशक

शहरी योजना

पटना नगर निगम, पटना

02.07.21

राजेन्द्र नाथर 'बी'

प्रारूपक

शहरी योजना

पटना नगर निगम

1.20

0.87 + 30

17.00

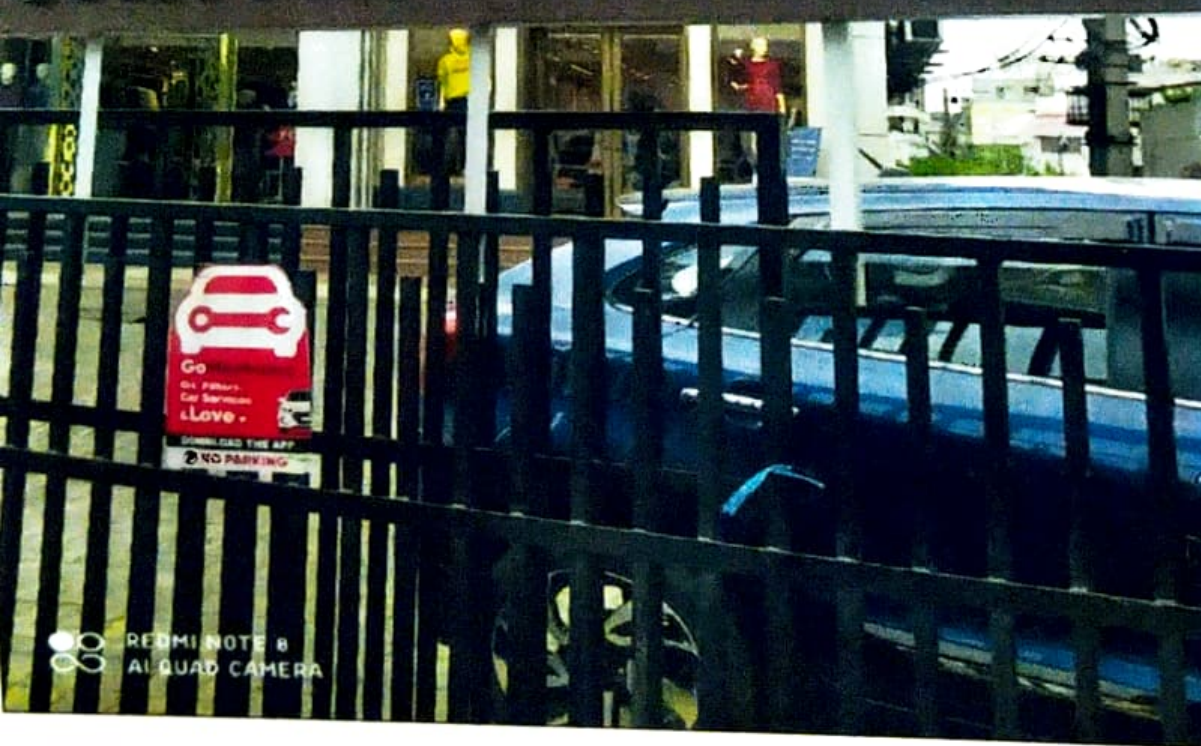
18.35

स्तुविद
 र्माण त
 कम्पले
 सीढ़ी, फ
 केशन
 मानक
 संबंधि
 रवाई

984



SHIANA MAJESTY



283

आई जी बी आई बैंक IDBI BANK



दिल बड़ा है
जहाँ का जहाँ

केसरी

1282



IFFCO-TOKIO

IDBI BANK

आई बी आई बैंक

LOUIS PHILIPPE

TOMMY HILFINGER

1281



1920



REDMI NOTE 8
AI QUAD CAMERA

1. photo
2. Draft

AEPL/RERA/MEJ/20-21/02

1293

March 02, 2021.

FORM – E
[SEE RULE 7 (I)]

The Chairman,
Real Estate Regulatory Authority,
Bihar, Patna

Dear Sir,

We hereby apply for renewal of registration certificate of ASHIANA MAJESTIC, Boring Road, Patna 800001 project registered with the Authority vide Project Registration Certificate bearing no BRERAP00519-2/635/R-624/2019 dt 17.05.2019 which expired on 30.07.2020.

As required we are submitting the following documents and information,:-

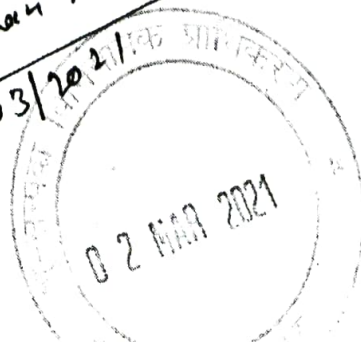
- (i) An Affidavit – cum – Declaration by us and allottees.
- (ii) Authenticated Plan of the project showing the stage of development works undertaken till date – all works are done except flooring of 5th floor and windows. Some electrical wiring within the office is also pending.
- (iii) The revise plan of the building was deposited to the competent authority on 24.01.2018 (copy enclosed) as per the order of the Tribunal. The revised plans have not been passed till date and we are waiting for the same. The lockdown due to covid has also contributed in the delay. Due to this the allottees have not cleared their dues; hence the work is not completed due to lack of fund
- (iv) The revised plan will be submitted to your office when it is passed by the competent authority. The Completion Certificate and Occupancy Certificate will also be applied for after the revised plan is passed & pending work completed.
- (v) The copy of the registration certificate is attached herewith.
- (vi) Hence it is requested to kindly extend our registration from 01.08.2020 to 31.07.2021, For this we shall be highly obliged.

Thanking you,

Yours faithfully,
For Ashiana Estates Pvt. Ltd.,-

Indira Jit Singh,
Director,

Roushan kr
02/03/2021



1278



FORM -XII
NOTICE (CERTIFICATE) OF COMPELETION
BYE LAWS NO.-15

From,

MRS. VEENA ROY
MRS. MEENA SINGH
(Name and Address of the applicant in block letters)

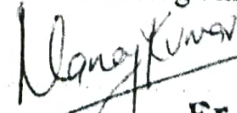
To,

THE COMMISSIONER
PATNA MUNICIPAL CORPORATION,
MAURYA LOK COMPLEX, PATNA

Sir,

I Hereby Certify That The Development Of Erection, Re-erection Or For Material Alteration In With Respect Of Plot No. (CS) plot No. (msp) -28, Khatta No. 547, Holding No. mohalla Boring Road, Patna, Ward No. 21 Of Patna Municipal Corporations/municipal Council/ Nagar Panchayat/metropolitan Area Planning Area Under..... Planning Authority/ Gram Panchayat Areas Covered Under..... Development Plan/ Planning Authorities / Or Planning Scheme Notified Under Bihar Urban Planning And Development Act, 2012 Within The Development Plan Area Of 1727, 71 SQM, Has Been Supervised By Me And Has Been Completed By The Date 30.06.2021 According To The Sanctioned Plan (vide No. PMC/ Dhakanpura/ C-7-304/11 Dated - 05.06.2021 And Provisions Of The Byelaws Implementation Of Life Safety Provisions Has Been Complied As Mentioned In Byelaws 16(5) The Work Has Been Completed To My Best Satisfaction, The Workmanship And The General And Detailed Specifications.

I / We Hereby Also Enclose The Plan And Documents As Required Under These Bylaws And Request To Issue The Occupancy Permission For The Said Building And Premises


Signature Of Technical Person **Er. MANOJ KUMAR**
(Structural Engineer)
License No SE/04/16
Patna Municipal Corporation
Name Of The Technical Person

① Veena Singh ② Meena Singh
Signature Of The Owner(s)

Address : Patna

Name Of The Owner(s)

Date :