



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> /6<sup>TH</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,  
SHASTRI NAGAR PATNA – 800023

Memo No.-RERA/PRO/Reg-08/2023(New Project)/307

Dated ...14/01/2025

## ADDENDUM TO 'FORM-C'

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project under  
Project registration no.: **BRERAP04528-1/08/R-1546/2023**

Project Name : **SUNRISE**

Project Address: **Plot no-247, Khata No-72, Mauza-Babakarpur, Pargana-Danapur, Patna**

Promoter Name: **URBAN REALTY HOMES**, a partnership firm having its registered address at- 507, RC Western Mall, RPS More, Bailey Road, Danapur, Patna, Bihar- 801503.

The registration Certificate issued earlier vide Memo No.- RERA/PRO/Reg-08/2023/214 dated-02/05/2023, bears Promoter share-Flat no.- 201, 202, 203, 204, 205, 401, 402, 403, 404, 405, whereas it has been amended as following 'Promoter & Landowner share division': **Promoter share:** Flat no.- 2nd floor: 201, 202, 203, 204, 205, 3rd floor: 301, 302, 304, 4th floor: 404, 405 & Parking space: 10 nos. **and Landowner share:** Flat no.- 1st floor: 101, 102, 103, 104, 105, 3rd floor: 303, 305, 4th floor: 401, 402, 403 & Parking space: 10 nos. Also Promoter is directed that, Promoter would inform all the allottees about the changes made in the Share distribution. And Promoter would upload the addendum on the webpage of the project.

Remaining part of the certificate will remain same and unchanged.  
This issues with the approval of Competent Authority.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo No.-RERA/PRO/Reg-08/2023(New Project)/307 Dated:- ...14/01/2025

Copy to:-1. **Promoter Name-** Urban Realty Homes, **Address-** 507, RC Western Mall, RPS More, Bailey Road, Danapur, Patna, Bihar-801503, **Email ID-** abhishek4021997@gmail.com.  
-For information and needful please.

2. The Branch Manager ICICI Bank, Saguna More, Patna

Dated:-

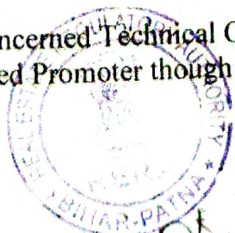
Place:-Patna, Bihar



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo No.- RERA/PRO/Reg-08/2023(New Project)/307 Dated:- ...14/01/2025

Copy to:- IT Consultant/ Concerned Technical Officer for uploading it on web portal and forwarding a copy to concerned Promoter through mail respectively.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Checked by Concerned Technical Person  
Ar. Mona Kaushiki

Rechecked by Concerned Incharge  
Sri Umesh Kumar Sinha

Rechecked by Senior Incharge  
Sri K.R. Prasad



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> /6<sup>TH</sup> 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 : BRERAP04528-1/08/R-1546/2023

Project Name : Sunrise (New Project-Residential Project)-(G+4, Total No of Flats-20), Project Address : Babakarpur, Pargana-Danapur, Patna (Khesra/ Plot No- 247, Khata

No.- 72, Thana No-35, Mauza- Babakarpur), (Total Area of Land-688.21 Sq. M).

Sub division/District : Danapur, Dist.- Patna

1. A Partnership Firm- Urban Realty Homes having its registered office at 507, RC Western Mall, RPS More, Bailey Road, Danapur, Patna -801503

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 Section17;
- 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 (ICICI Bank, Branch Name- Saguna More, Patna, Account No. 333905001694, IFSC Code : ICIC0003339) 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 Section4;  
The registration shall be valid for a period of 04 Years 09 Months commencing from 02/05/2023..... And ending with 20/01/2028 (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; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
- 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 herein, as per the Act and the rules and regulations made there under.

Dated: 02.5.2023

Place: Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority





**NOTE:**

- 1) There are 10 (ten) flats in the share of the promoter i.e, flat No-201, 202, 203, 204, 205, 401, 402, 403, 404, 405, exclusively available for marketing and selling by the promoter.
- 2) 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.
- 3) 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.
- 4) The above registration is valid for a period of **04 Years 09 Months** as provided in 2(d), 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.
- 5) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 6) Open Parking area comes in common area, and as such it cannot be sold.
- 7) At the project construction site, display of project details on a 5'x 4' board is essential.
- 8) 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

Dated ..02/05/2023

Memo NO-RERA/PRO-REG-08/2023..2.14  
RERA/PRO-REG/Master File/Misc/115/2021

Copy to: Chairman RERA/ Members RERA/ Urban Realty Homes

Copy to: Branch Manager ICICI Bank, Saguna More, Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By: *G. Meel*  
02/05/2023

Checked By: *[Signature]* 02/05/23 Rechecked By: *[Signature]* 02/05/2023