



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.- नि/3/2021-REG-RERA/...46..

Dated 11/02/2026

FORM 'F'

[See rule 6(4)]

CERTIFICATE OF EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : BRERAP42244-1/1191/R-995/2020

Project Name : GARIMA MANSION (New Project- Residential Development- B+G+5, No. of flats- 64) Project Address: Sri Nand Kumar Jha S/O Late Indrakant Jha At- Gangwara, Thana- Darbhanga (Khesra/ Plot No- 35, 36, 37, 38, 39, 40 (O)/ 47, 48, 49 (N), Khata No.- 12, Thana No.- 510, Mauza- Gangwara), Sub division/District: Darbhanga, Bihar of;

Company - Garima Residency PVT. LTD. having its registered office at Ground Floor, Niranjana Apartment, Akashwani Road, Khajpura, Patna, Bihar- 800014.

2. This extension of registration is granted subject to the following condition: -

- (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 realized 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 is extended by a period of 01 Year 00 month commencing from 16/11/2025 and shall be valid until 14/11/2026;
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under and conditions and directions as contained in the registration certificate issued earlier for this project;
- (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 there under.

Dated: 11-02-2026

Place: Patna


11/2/26

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.- नि/3/2021-REG-RERA/46...

Dated 11/02/2026

Copy to:-

1. **Promoter's Name:-** Garima Residency PVT. LTD., **Address-** Ground Floor, Niranjana Apartment, Akashwani Road, Khajpura, Patna, Bihar- 800014, (**Email-** jitendrathakur.pat@gmail.com)

2. **The Branch Manager:-** IDBI Bank, 1st floor, Donar Road, VIB Road, Infront of Holy Cross School, Darbhanga.

-for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.- नि/3/2021-REG-RERA/46

Dated . 11/02/2026

Copy to: IT Consultant/Technical Officer concerned for uploading a copy of it on the web portal and for forwarding a copy of it to Promoter concerned by email.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Vivek Prakash
11/2/26

Checked by Concerned
Technical Person Sri Vivek Prakash

U. K. Sinha
11/2/26

Checked by Concerned
Incharge Sri U. K. Sinha

K. K. Srivastava
11/2/26

Rechecked by
Senior Incharge Sri K.K. Srivastava

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

Letter- RERA/PRO.REG-1191/2020/.....

Patna, dated-06.12.2022

From,

Authorised Officer,
Real Estate Regulatory Authority,
Bihar, Patna.

To,

Shree Jitendra Thakur (Director)
Garima Residency Pvt. Ltd
Ground Floor, Niranjana Apartment,
Akashwani Road, Khajpura, Patna-800014
Email Id: - jitendrathakur.pat@gmail.com

**Subject :- Extension Regarding Registration of Project- Garima Mansion,
Application Id No. - RERAP42244-1/1191/R-995/2020, F. No.-
1191/2022.**

Sir,

With reference to above, it is to inform that during scrutiny of your application for the regarding Extension of Garima Mansion project bearing application no. RERAP42244-1/1191/R-995/2020 following documents is required:-

1. Planning areas Gangwara /Sara mahamad(Area where development is proposed) have come in the recent list of planning area of Darbhanga so promoter have to reapprove maps from the competent authority from Darbhanga.
2. As the Basement is being built so extra area is being built so a no objection certificate from the land owner or share distribution in parking should be specified.
3. As there is change in Building details so it must be rectified on RERA website, the correction which has to be made are given below:-
 - (a) In Building details tab, sanctioned no of floors should be changed as B+G+5 instead of G+5.
 - (b) Change in total area of covered parking.
 - (c) Changes in total built up area.
 - (d) Total estimated cost of development would also rise so in light of point 3, An amendment fees of 4000 may be taken. So that rectification could be made as earliest.

It is requested to submit the above said documents within four days, failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject and file No. in the subject line of your mail

Yours Sincerely

Sd/-

Authorised Signatory

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 : BRERAP42244-1/1191/R-775/2020
Project Name : Garima Mansion, (New Project),
Project Address : Sri Nand Kumar Jha S/o Late Indrakant Jha At- Gangwara,
Thana-Darbhanga (Khesra/ Plot No- 35, 36, 37, 38, 39, 40 (O), 47, 48, 49(N), Khata No.-12,
Thana No.- 510, Mauza- Gangwara), Sub division/District : Darbhanga.

1. Company Garima Residency Pvt. Ltd. having its registered office at Ground Floor,
Niranjan Apartment, Akashwani Road, Khajpura, Patna-800014

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 (IDBI Bank, Branch Name- 1st Floor, Donar Road, Vip Rd, In front of Holy Cross School, Darbhanga, Account No. 0723102000006217, IFSC Code : IBKL0000723) 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 04 years 07 Months commencing from 31/7/2020 And ending with 2025/02/15 (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: 31/7/2020

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 04 years 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-1191/2020./...3.82

Dated 3-7-2020

Copy to: Chairman RERA/ Members RERA/ Garima Residency Pvt. Ltd..

Copy to: Branch Manager IDBI Bank, 1st Floor, Donar Road, Vip Rd, In front of Holy Cross School, Darbhanga.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By

Dev Prakash
03/07/2020

Checked By

J. S. S.
3-7-2020

Rechecked By

Rai
03/07/2020