



# 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-210/2024/277

Dated ...17/02/2025

FORM 'C'

[See rule 5(1)]

## REGISTRATION CERTIFICATE OF PROJECT

This registration is being granted under Rule 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP51308-2/210/R- 1806 /2025

Project Name : Sankalp Sarovar Enclave, (New Project- Mixed Development; LB+UB+G+10: No. of flat- 80, Commercial Spaces: Ground floor+ 1<sup>st</sup> floor + 2<sup>nd</sup> floor), Project Address: Mauza- Bhadauni, (Khesra/ Plot No-783/2209 (N), 487 (O), Khata No.-374 (N), 196 (O), Thana No.-378, Ward No.-36), (Net plot area of land- 4976.74Sq. M), Sub division/District: Nawada, Bihar.

1. A Company- RDA Construction Service LLP having its registered office Gaya road, Panchmukhai Nagar, Bhadauni, Nawada, Bihar- 805110.
2. This authority has granted this registration subject to the following conditions:-
  - 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 has opened three bank account on the name of the project RDA Construction Service LLP – Sankalp Sarovar Enclave in **State Bank of India**, Branch Name–Main Branch Nawada, IFSC Code : SBIN0000141, in the light of SOP issued vide memo no.-1152, dated - 20/12/2024 Viz (1) **RERA Master Account (100%) A/C No.-43736475742** (wherein full amount collected for the real estate project from the allottees time to time) (2) **RERA Project Account (70%), A/C No.-43736510971** (wherein seventy percent of the amount realized from allottees will be automatically transferred by the 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(l) of sub-section(2) of Section- 4) (3) **RERA Promoter Account (30%), A/C No.-43736491232** (wherein thirty percent of the amounts realized for the real estate project from the allottees, from time to time received in RERA Master Account shall be deposited in RERA promoter Account);
  - d. The registration shall be valid for a period of **04 Years 09 Months** commencing from...17/02/2025 And ending with **24/08/2029**.
  - e. The promoter shall comply with the provisions of the Act and the Rules and Regulations made thereunder; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and Development) Rules, 2017.
  - 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 herein, as per the Act and the Rules and Regulations made thereunder.

Dated: 17/02/2025

Place: Patna



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



**NOTE:**

1) Distribution of shares in the units of Project is as follows based on the Affidavit submitted jointly by both the Promoter and landowner/s:

**(A) Promoter's Share:-** 3rd Floor - 301, 302, 303, 304, 305, 306, 4th Floor - 401, 402, 403, 404, 405, 406, 5th Floor - 501, 502, 503, 504, 505, 506, 6th Floor - 601, 602, 603, 604, 605, 606, 7th Floor - 701, 702, 703, 704, 705, 706, 8th Floor - 801, 802, 803, 804, 805, 806, 9th Floor - 901, 902, 903, 904, 905, 906, 10th Floor - 1002, 1003, 1004, 1005, 1006, **Shop/Commercial: Ground Floor Share:-** 50% of Floor at Left side or North-West-South area (Carpet Area - 9767 Sq.ft or, B/U Area -10853 Sq.ft.), **1st Floor Share:-** 50% of Floor at Left side or North-West-South area (Carpet Area - 9767 Sq.ft or, B/U Area -10853 Sq.ft.), **2nd Floor Share:-** 50% of Floor at Left side or North-West-South area (Carpet Area - 9767 Sq.ft or, B/U Area -10853 Sq.ft.), **Parking Spaces: Lower Basement:- Residential (58%)/Commercial (50%) Car Parking No :-** 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, **Bike Parking No:-** 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, **Upper Basement :-Residential (58%), Commercial (50%), Car Parking No:-** 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, **Bike Parking No:-** 01, 02, 03, 04, 05, 06.

**(B) Landowner's share:-** Rajeev Ranjan :- Total No. of Flat (15) :- 3rd Floor - 307, 308, 4th Floor - 408, 409, 410, 5th Floor - 509, 510, 7th Floor - 708, 8th Floor - 809, 810, 9th Floor - 909, 910, 10th Floor - 1001, 1007, 1009, Rajesh Ranjan :- Total No. of Flat (15) :- 3rd Floor - 309, 310, 4th Floor - 407, 5th Floor - 508, 6th Floor - 608, 609, 610, 7th Floor - 709, 710, 8th Floor - 807, 808, 9th Floor - 907, 908, 10th Floor - 1008, 1010, Rajni Devi :- Total No. of Flat (03) :- 5th Floor - 507, 6th Floor - 607, 7th Floor - 707, **Shop/Commercial: Ground Floor Share :-** 50% of Floor at Right side or North-East-South area (Carpet Area - 9767 Sq.ft or, B/U Area -10853 Sq.ft.), **1st Floor Share :-** 50% of Floor at Right side or North-East-South area (Carpet Area - 9767 Sq.ft or, B/U Area -10853 Sq.ft.), **2nd Floor Share :-** 50% of Floor at Right side or North-East-South area (Carpet Area - 9767 Sq.ft or, B/U Area -10853 Sq.ft.), Note - Rajeev Ranjan gets 50% of the Ground floor, 1st Floor and 2nd Floor, Specifically on the right side or in the North-East-South area. Rajesh Ranjan also gets 50% of the same floors, likely in the same orientation or part of the building. **Parking Spaces: Lower Basement :-Residential (42%)/ Commercial (50%), Rajeev Ranjan Car Parking No (16) :-** 49, 50, 51, 55, 56, 57, 63, 64, 65, 66, 74, 75, 76, 77, 78, 79, Rajesh Ranjan Car Parking No (17) :- 52, 54, 58, 59, 60, 67, 68, 69, 70, 71, 72, 73, 80, 81, 82, 83, 84, Rajni Devi Car Parking No (03) :- 53, 61, 62, Rajeev Ranjan Bike Parking No (8) :- 23, 25, 27, 29, 31, 33, 35, 37, Rajesh Ranjan Bike Parking No (8) :- 24, 26, 28, 30, 32, 34, 36, 38, **Upper Basement :-Residential (42%)/ Commercial (50%), Rajeev Ranjan Car Parking No (09) :-** 24, 25, 28, 29, 30, 31, 32, 33, 34, Rajesh Ranjan Car Parking No (09) :- 26, 27, 35, 36, 37, 38, 39, 40, 41, Rajni Devi Car Parking No (00) :- Nill, Rajeev Ranjan & Rajesh Ranjan Combined Bike Parking No (03) :- 48, 49, 50.

**Commercial Parking :-** Rajeev Ranjan Car Parking No (10) :- 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, Rajesh Ranjan Car Parking No (10) :- 30, 31, 32, 33, 34, 35, 36, 37, 38, 39.

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 revocation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land, use of title or interest of the plot over which plan is approved.

3) The above registration is valid for a period of **04 Years 09 Months** as provided in condition number 2(d), subject to the condition that the promoter shall get the project's map validated for such period from the map sanctioning authority as required under Bihar Building Bye-laws-2014, as amended from time to time, and resubmit the same to the RERA, Bihar. Failure to submit the validated map may lead to the revocation of registration of the project by the Authority.

4) Promoter shall ensure compliance to all NOCs and obtain Occupancy Certificate from the Competent Authority as required under Bihar Building Bye Laws, 2014, as amended from time to time.

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 5' x 4' board is essential



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



Memo NO-RERA/Pro/Reg-210/2024/.8.77.  
RERA/Pro/Reg-210/2024 (New Project)

Dated ...17/02/2025

Copy to:

1. **Promoter's Name**-RDA Construction Service LLP, **Address**-Gaya road, Panchmukhai Nagar, Bhadauni, Nawada, Bihar- 805110, (**Email**-rdaenterprises121@gmail.com)
2. **The Branch Manager**-State Bank Of India, Main Branch Building West Gandhi Maidan Patna.

-For information and needful please.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/Pro/Reg-210/2024/.8.77.  
RERA/Pro/Reg-210/2024 (New Project)

Dated ...17/02/2025

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

For: *Aditya Shashank*  
17/02/2025.  
Checked by Concerned  
Technical Person Sri Vivek Prakash

*U. K. Sinha*  
17/02/25  
Rechecked by Concerned  
Incharge Sri U. K. Sinha

*K. K. Shrivastava*  
17/02/25  
Rechecked by  
Senior Incharge Sri K. K. Shrivastava