REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.- RERA/Pro/Reg-98/2023/399 Dated 05/11/2026

CORRIGENDUM LETTER

This registration is granted under section 5 to the following project under

Project registration number : **BRERAP60002-5/98/R-1605/2023**
Project Name : **Winsome Icon (New Project)**
Promoter Name : **Winsome Realtors**

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO/REG-98/2023/295, dated 03.09.2026 bears the registration no. **"BRERAP6000-2/98/R-1605/2023"**, Whereas it has been amended as **"BRERAP60002-5/98/R-1605/2023"**.

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

Sd/-
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Dated ...05/11/26.

Memo NO-RERA/PRO-REG-98/2023/399.
RERA/Pro/Reg-98/2023 (New Project)
Copy to: 1. **Promoter Name**- Winsome Realtors, **Address**- 101 Suksha Presidency Ram Jai Pal Nagar Bailey Road Danapur, (**Email**- winsome.realtors@gmail.com)
Copy to: 2. **Branch Manager**- Central Bank of India, Gola Road Patna.
-For information and needful please.

5/11/26
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Dated ...05/11/26.

Memo NO-RERA/PRO-REG-98/2023/399.
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 concerned Promoter through email.

5/11/26.
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Vivek prakash 5/11/26
Checked by Concerned
Technical Person
Sri Vivek Prakash

05.11.26
Rechecked by Concerned
Incharge Sri U. K. Sinha

K Srivastava 5/11/26
Rechecked by
Senior Incharge Sri K. K. Srivastava

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/Pro/Reg-98/2023/ 295 Dated .03/09/2026

ADDENDUM TO FORM "C"

This registration is granted under section 5 to the following project under

Project registration number : **BRERAP6000-2/98/R-1605/2023**
Project Name : **Winsome Icon (New Project)**
Promoter Name : **Winsome Realtors**

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO/REG-98/2023/433, dated 18.09.2023 bears Bank Account details **"Bank Name- RBL Bank, Branch Name- West Boring Canal Road Patna, Account No- 409001712460, IFSC- RATN0000344",** Whereas it has been amended as **"Bank Name- Central Bank of India, Branch Name- Gola Road Patna, RERA Master A/c No.- 5922510145, RERA Project A/c No.- 5922510510, RERA Promoter A/c No.- 5922510633, IFSC- CBIN0285176". With the condition that provisions of Section 4(2)(l)(D) of Real Estate (Regulation and Development) Act, 2016 will apply on amended Bank Accounts also.**

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

Sd/-
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-98/2023/...295 Dated 03/09/2026
RERA/Pro/Reg-98/2023 (New Project)
Copy to: 1. **Promoter Name**-Winsome Realtors, **Address**-101 Suksha Presidency Ram Jai Pal Nagar Bailey Road Danapur, (**Email**-winsome.realtors@gmail.com)
Copy to: 2. **Branch Manager**-Central Bank of India,Gola Road Patna.
-For information and needful please.

Sd/-
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-98/2023/...295 Dated ..03/09/2026
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 concerned Promoter through email.

3/9/26
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

3/9/26
Checked by Concerned Technical Person Sri Vivek Prakash

03/09/2026
Rechecked by Concerned Incharge Sri U. K. Sinha

3/9/26
Rechecked by Senior Incharge Sri K. K. Srivastava

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
Corrigendum

This registration is granted under section 5 to the following project under

Project registration number : **BRERAP60002-5/98/R-1605/2023**
Project Name : **Winsome Icon (New Project)**
Promoter Name : **Winsome Realtors**

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-98/2023/433 dated 18.09.2023 bears Land details **"(Khesra/ Plot No- 525, 526(P), 631(P), 632, 637(P), 638(P), Khata No.- 177, 207, 221, 228, 262, 268, Thana No-17, Mauza- Sikandarpur),** Whereas It has been amended as **"(Khesra/ Plot No- 525, 526(P), 631(P), 632, 637(P), 638(P), Khata No.- 177, 207, 221, 228, 262, 287, Thana No-17, Mauza- Sikandarpur)". With the condition that provisions of Section 4(2)(l)(D) of Real Estate (Regulation and Development) Act, 2016 will apply on amended Land details also.**

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

Sd/-
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-98/2023/1470 Dated 30.10.2023

Copy to:

1) Winsome Realtors, 101 Suksha Presidency Ram Jai Pal Nagar Bailey Road Danapur, Patna-801503
2) Branch Manager RBL Bank, Patna

-for information & needful please.

REAL ESTATE REGULATORY AUTHORITY * BIHAR-PATNA * RERA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Checked by Concerned Technical Person Checked by Concerned Incharge Rechecked by Senior Incharge

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 : BRERAP60002-5/98/R-1605 /2023

Project Name : Winsome Icon (New Project-Mixed Development (residential and commercial)-[Block A (G+M+8; 98 Shops/Office), Block B (G+12, EWS/LIG; 91 Flats)], Block C (G+P+L+16; 132 Flats), Block D (G+P+L+15; 67 Flats), Club block (G+1), Project Address : (Khesra/ Plot No- 525, 526(P), 631(P), 632, 637(P), 638(P), Khata No.- 177, 207, 221, 228, 262, 268, Thana No-17, Mauza- Sikandarpur), (Total Net Area of Land-12555.75 Sq. M). Sub division/District: Patna

1. A Partnership Firm- Winsome Realtors. having its registered office at 101 Suksha Presidency Ram Jai Pal Nagar Bailey Road Danapur, Patna-801503
2. This registration is granted subject to the following conditions, namely :-
   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 Section17;
   c. 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 (**RBL Bank**, Branch Name– **West Boring Canal Road Patna, Bihar**, Account No. **409001712460**, IFSC Code : **RATN0000344**) 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 Section4;
   d. The registration shall be valid for a period of **04 Years 07 Months** commencing from..18/09/23..... And ending with **20/03/2028** (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;
   e. 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.
   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 there under.

Dated:..18.09.2023

Place:..Patna.....

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

1/3

NOTE:

1. I **Block-A (G+M+8):-Ground Floor**-SH-05, 06, 7, 08; **1st Floor:** SH-16,17,18,19,28; **5th Floor:Office**-01, 02, 03, 04, 05, 12, 13, 14

II. **Block-B (EWS/LIG):-G+12-Ground Floor:**G-01, 02, 03, 04, 05, 06,07; **1st Floor**-101, 102, 103, 104, 105, 106, 107; **2nd Floor**- 201, 202, 204, 205, 206, 207; **3rd Floor**-301, 302, 303, 304, 305, 306, 307; **4th Floor**-401, 402, 403, 404, 405, 406, 407; **5th Floor**-501, 502, 503, 504, 505, 506, 507; **6th Floor**- 601, 602, 603, 604, 605, 606, 607; **7th Floor**-701, 702, 703, 704, 705, 706, 707; **8th Floor**-801, 802, 803, 804, 805, 806, 807; **9th Floor**- 901, 902, 903, 904, 905, 906, 907; **10th Floor**-1001, 1002, 1003,1004, 1005, 1006, 1007; **11th Floor**- (1101 to 1107), **12th Floor**-(1201 to 1207).

III. **Block-C: (G+P+L+16):(i) Wing-A:-Landscape**- L-01, L-04; **1st Floor**- 101, 102, 104; **2nd Floor**- 201, 202, 203, 204; **3rd Floor**-304; **4th Floor**-401, 402; **5th Floor**-501; **6th Floor**- 601, 602, 604; **7th Floor**- 704; **8th Floor**- 801, 802, 804; **9th Floor**- 903, 904; **10th Floor**-1001, 1002; **11th Floor**-1101, 1104; **12th Floor**- 1201,1202, 1203, 1204; **13th Floor**-1301, 1302, 1303, 1304; **14th Floor**-1401, 1402, 1403, 1404; **15th Floor**-1501, 1502, 1503, 1504; **16th Floor**-1601, 1602, 1603, 1604.**(ii) (Wing-B):- Landscape**- L-01-L-04; **2nd Floor**- 202; **3rd Floor**- 303, 304; **4th Floor**- 403, 404, **5th Floor**- 503, 504; **6th Floor**- 601, 602, **7th Floor**- 701, 703, 704; **8th Floor**- 802, 803, 804; **9thFloor**- 904, **10th Floor**-1001, 1002, 1004; **11th Floor**- 1101, 1102, 1104; **12th Floor**- 1201, 1202, 1203, 1204; **13th Floor**-1301, 1302, 1303, 1304; **14th Floor**-1403, 1404; **15th Floor**- 1501, 1502, 1503, 1504; **16th Floor**-1601, 1602, 1603, 1604.

IV. **Block-D: (G+P+L+15):Podium**:-P-01, P-02, P-03; **Land Scope**:-L-01, 02, 03, 04: **1stFloor**- 103, 104; **2nd Floor**-201, 202, 203, 204: **3rd Floor**- 301, 302, 303, 304; **4th Floor**-403, 404; **5th Floor**- 501, 502;**6th Floor**- 601, 604: **7th Floor**- 701, 702: **8th Floor**-801, 802, 803, 804; **9th Floor**-901, 902, 903, 904; **10th Floor**- 1001, 1002, 1003, 1004; **15th Floor**- 1501, 1502, 1503, 1504..

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 07 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.

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 ..18/09/2023

Memo NO-RERA/PRO-REG-98/2023..1433
RERA/PRO-REG/Master File/Misc/115/2021

Copy to: Chairman RERA/ Members RERA/ Winsome Realtors

Copy to: Branch Manager RBL Bank, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... Technical Person

Checked by Concerned

18/09/2023

Checked by Competent Incharge.....

18/9/23

Rechecked by Senior Incharge.....

18/9/23