FORM 'C'
[See Rule 5(1)]

AMENDMENT REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **19-Aug-2026**

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

Project registration number : **BRERAP203228040826060432E00**
Promoter Type (Partnership Firm) : **VARADVINAYAK HOMES**
Project Name : **Saraswati Niwas**
Project Address : **PUNAICHAK, DHA\KANPURA, SHASTRI NAGAR, PATNA**

Project Type : **Residential/Group Housing, B+G+6, Khata No.- 239**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Patna Sadar	Nutan Rajdhani-2	Dhakanpura	654P	3.90
2	Patna	Patna Sadar	Nutan Rajdhani-2	Dhakanpura	654P	4.16
3	Patna	Patna Sadar	Nutan Rajdhani-2	Dhakanpura	654P	8.33
4	Patna	Patna Sadar	Nutan Rajdhani-2	Dhakanpura	654P	9.33

TOTAL LAND (IN DISMIL) 25.72

1. The above mentioned project is developed by the promoter Partnership Firm VARADVINAYAK HOMES . having its registered office at 90 FT BHAGWAT NAGAR MAIN ROAD, DILAN TRANSPORT KE PICHE, ROAD NO-4, NEAR SHRI RADHEY FURNITURE, KUMHRAR, PATNA
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 shall deposit seventy per cent, of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (Canara Bank, Branch Name - KADAMKUAN , PATNA, PatnaBihar Master Account No. :120040001299 , Project Account No. :120040027540 , Promoter Account No. : 120040100950 IFSC Code : CNRB0000357) 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 Rule 4;

FORM 'C'
[See Rule 5(1)]

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Registration Date: **19-Aug-2026**

(d) The registration shall be valid for a period of. **6 Year 5 Month 5 Day** commencing from 19-Aug-2026 and ending with **06-Apr-2032**

(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) 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 there under.

Note :

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

(a) Promoter Share:- **1st Floor-101, 102, 2nd Floor 201, 202, 203, 204, 3rd floor- 304, 4th floor- 404, 5th floor- 501, 502, 503, 504, 6th floor- 601, 604, No. of parking unit- P-101, P-102, P-201, P-202, P-203, P-204, P-304, P-404, P-501, P-502, P-503, P-504, P-601, P-604.**

(b) Landowner's Share:-**Madhuri Devi- 1st Floor- 103, 104, No. of parking unit- P-103, P-104. Laxman Prasad- 3rd floor- 301, 302, 303, No. of parking unit- P-301, P-302, P-303. Kumari Kiran Choudhary-4th floor- 401, 402, 403, No. of parking unit- P-401, P-402, P-403. Raj Kapoor- 6th floor- 602, 603, No. of parking unit- P-602, P-603.**

(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 title or interest of the plot over which plan is approved.

(3) The above registration is valid for a period of **6 Year 5 Month 5 Day** commencing from 19-Aug-2026 and ending with **06-Apr-2032** , 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 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 that has passed the map 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 5'x4' board with QR Code is essential.

ANIMESH PANDEY

Digitally signed by ANIMESH PANDEY Date: 2026.09.01 06:42:16 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority