



# 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-142/2024/1347

Dated ....01/09/2025

## ADDENDUM TO FORM "C"

This registration is granted under section 5 to the following project under  
Project registration number : **BRERAP15647-4/142/R-1757/2024**  
Project Name : **Shree Ganesh Astha Enclave (New Project)**  
Promoter Name : **ORB DEVELOPER PRIVATE LIMITED**

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO/REG-142/2024/534, dated 23.08.2024 bears Bank Account details "**Bank Name- Central Bank of India, Branch Name- Rukanpura Patna, Account No- 5568930057, IFSC- CBIN0282384**", Whereas it has been amended as "**Bank Name- Punjab National Bank, Branch Name- S.K. Puri Patna, RERA Master A/c No.- 6236002100001506, RERA ProjectA/c No.- 6236002900000026, RERA Promoter A/c No.- 6236002900000017, IFSC- PUNB0623600**". **With the condition that provisions of Section 4(2)(I)(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 issues with the approval of Competent Authority.

Sd/-

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Dated ...01/09/2025

Memo NO-RERA/PRO-REG-142/2021/...1347

RERA/Pro/Reg-142/2021 (NewProject)

Copy to: 1. **Promoter Name-ORB Developer Private Limited, Address-H/O-96 Gandhi Nagar,Boring Road, Patna- 801503, (Email-orbinfrastructure@gmail.com)**

Copy to: 2. **Branch Manager-Punjab National Bank,S.K. Puri Patna.**

-For information and needful please.

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Dated ...01/09/2025

Memo NO-RERA/PRO-REG-142/2021/...1347

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.

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Senior Incharge Sri K. K. Srivastava

Checked by Concerned  
Technical Person Sri Vivek Prakash

Rechecked by Concerned  
Incharge Sri U. K. Sinha

Memo No.- RERA/Pro/Reg-142/2024/534

Dated ... 23/08/2024

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 : BRERAP15647-4 /142/R-1757/2024

Project Name : Shree Ganesh Astha Enclave, (New Project- Residential Development-(G+3), (Total No. of Flats- 17), Project Address: Mauza-Mainpura, (Khesra/ Plot No- 1193(P), 1194(P), Khata No.- 501, Thana No.-02), (Net plot area of land- 680.72 Sq. M),

Sub division/District: Patna.

1. A company– ORB Developer Private Limited, having its registered office at:- H/O-96 Gandhi Nagar, Boring Road, 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 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 (**Central Bank of India, Branch Name– Rukanpura, Patna, Account No.- 5568930057, IFSC Code: CBIN0282384**) 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 **05 Years 00 Months** commencing from **23/08/2024** ending with **10/05/2029**.
  - 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: 23/8/2024

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:-** Ground floor: G-1, 2nd floor: 201, 202, 203, 204, 205, 3rd floor: 301, 302, 303, No. of parking spaces: 09. **(B) Landowner's Share:-** Ground floor: G-2, 1st floor: 101, 102, 103, 104, 105, 3rd floor: 304, 305, No. of parking spaces: 08.
- 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 **05 Years 00 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

Dated .. 23/08/2024

Memo NO-RERA/Pro/Reg-142/2024/...534  
 RERA/Pro/Reg-142/2024 (New Project)  
 Copy to:

- Promoter's Name-** ORB Developer Private Limited, **Address:** H/O-96 Gandhi Nagar, Boring Road, Patna, (**Email-** orbinfrastructure@gmail.com)
- The Branch Manager-** Central Bank of India, Rukanpura, Patna.

-For information and needful please.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Dated .. 23/08/2024

Memo NO-RERA/Pro/Reg-142/2024/...534  
 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

Checked by Concerned  
 Technical Person Sri Vivek Prakash  
 23/08/24

Checked by Concerned  
 Incharge Sri U. K. Sinha  
 23/08/24

Rechecked by  
 Senior Incharge Sri M. K. Shukla  
 23/08/24