



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/PRO-REG-165/2024/690

Dated ..27/01/2025..

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 : BRERAP12539-2/165/R-180/2025

Project Name : SAI VATIKA, (New Project-Residential Development-(G+3, No of flats -12), Project Address : Janakpuri Colony, (Khesra/ Plot No-1638, Khata No.-437, Thana No- 21, Tauzi no.-5406 Mauza-Danapur Shahjadpur), (Net plot area of land-388.22Sq. M).

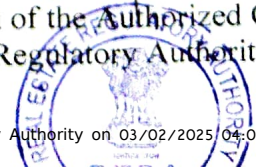
Sub division/District : Patna.

1. A company– Sai Balaji Dhanwans Buildcon Private Limited. having its registered office at C/O- Amitabh Gaurav, Flat No-503, Umrawati Enclave, Kusumpuram Colony, Danapur, 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 has opened three bank account on the name of the project 4. SAI BALAJI DHANWANS BUILDCON PRIVATE LIMITED-SAI VATIKA in ICICI Bank, Branch Name– Ashiana Nagar, Patna., IFSC Code : ICIC0001943, in the light of SOP issued vide memo no.-1152, dated - 20/12/2024 Viz(1)RERA Master Account(100%)A/C No.-194305001545 (wherein full amount collected for the real estate project from the allottees time to time) (2)RERA Project Account (70%), A/C No.-19430500544 (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(1) of sub-section(2) of Section- 4) (3) RERA Promoter Account (30%), A/C No.-194305001396 (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 03Years 04Months commencing from 27.01.2025 And ending with 15/05/2028.
 - 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:..27-01-2025
Place: Patna ..

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

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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:-Flat details:** 1st floor: 103, 104, 2nd floor: 203, 204, 3rd floor: 302, 304, **No. of parking spaces:** 06. (B) **Landowner's Share:-Flat details:** 1st floor: 101, 102, 2nd floor: 201, 202, 3rd floor: 301, 303, **No. of parking spaces:** 06.

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 **03 Years 04 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-165/2024/ 670
RERA/Pro/Reg-165/2024 (New Project)

Dated ...27/01/2025..

Copy to: 1. **Promoter's Name**-Sai Balaji Dhanwans Buildcon Private Limited, **Address**-C/O-Amitabh Gaurav, Flat No-503, Umrawati Enclave, Kusumpuram Colony, Danapur, Patna.,
(**Email**-pink_i_506@rediffmail.com)

Copy to: **The Branch Manager**-ICICI Bank, Branch- Ashiana Nagar, Patna.

-For information and needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-165/2024/ 670

Dated ...27/01/2025..

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

Aditya Shashank
27/01/2025
Checked by Concerned
Technical Person Sri AdityaShashank

Rechecked by Concerned
Incharge Sri U. K. Sinha Senior Incharge Sri K. K. Srivastava.