



# 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-190/2023/895

Dated ..29/02/2025

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 : **BRERAP93651-003/190/R-1664/2024**

Project Name : **OJHA'S RESIDENCY(New Project)**

Promoter Name : **ADITYA BUILDMAX PRIVATE LIMITED**

Corrigendum issued with respect to Registration Certificate, earlier by the Authority vide Memo No RERA/PRO-REG-190/2023/425, dated 12.07.2024 bears Bank Account details "Bank Name- HDFC BANK, Branch Name- Saguna More Branch, Patna, Account No- 50200097697768, IFSC- CBIN0281441", Whereas It has been amended as "Bank Name- HDFC BANK, Branch Name- Saguna More Branch, Patna, Account No- 50200097697768, IFSC-HDFC0003961"

Remaining part of the corrigendum will remain same and unchanged.

This issues with the approval of Competent Authority.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/Pro/Reg-190/2023/895.

Dated ..29/02/2025

RERA/Pro/Reg-190/2023 (New Project)

Copy to: 1. **Promoter Name-Aditya Buildmax Private Limited, Address-8, Aditya Arcade, Exhibition Road, Patna, Bihar- 800001, (Email-adityabuildmax@gmail.com)**

Copy to: 2. The **Branch Manager-HDFC BANK, Saguna More Branch, Patna**

-For information and needful please.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/Pro/Reg-190/2023/895.

Dated ..29/02/2025

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 concerned Promoter through email.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Aditya shashank  
20/02/2025

Checked by Concerned  
Technical Person Sri Aditya shashank

Rechecked by Concerned  
Incharge Sri U. K. Sinha

Rechecked by  
Senior Incharge Sri K.K. Sinha

# 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

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 : BRERAP93651-003/190/R-1664/2024

Project Name : Ojha's Residency (New Project-Residential Development)-(G+3, Total No of Flats-29), Project Address : Sikanderpur, Muzaffarpur (Khesra/ Plot No- 1388 K, Kh Khata No.- 913, Vill- Sikanderpur), (Total Land Area (as/site)-1676.45 Sq. M).

Sub division/District : Muzaffarpur

1. A Company- Aditya Buildmax Private Limited. having its registered office 8, Aditya Arcade, Exhibition Road, Patna -800001

2. This registration is granted subject to the following conditions, namely :-

- 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] ;
- 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;
- 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 (**Union Bank of India**, Branch Name-**Patna City Fly Over, Patna**, Account No. **041811010000113**, IFSC Code : **UBIN0804185**) 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 Section4;
- The registration shall be valid for a period of 04 Years 07 Months commencing from. 04/04/2024..... And ending with 15/11/2028 (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;
- 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.
- 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: 04.04.2024

Place: Patna

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority





**NOTE:**

1) A) **Promoter Share:-** 1<sup>st</sup> Floor- 101, 102, 103 & 107, 2<sup>nd</sup> Floor- 201, 202, 203, 207, 3<sup>rd</sup> Floor- 301, 302, 303, 307, 308 & 309.

B) **Landowner Share:-** 1<sup>st</sup> Floor- 104, 105, 106, 108 & 109, 2<sup>nd</sup> floor- 204, 205, 206, 208 & 209, 3<sup>rd</sup> Floor- 304, 305 & 306, Ground Floor- G101 & G102

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.

7) At the project construction site, display of project details on a 5'x 4' board is essential.

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


Memo NO-RERA/PRO-REG-190/2023.../136  
RERA/PRO-REG/Master File/Misc/115/2021

Dated 04.04.2024

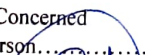
Copy to: Chairman RERA/ Members RERA/ Aditya Buildmax Private Limited

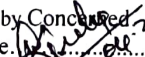
Copy to: Branch Manager Union Bank of India, Patna City Fly Over, Patna




Signature and seal of the  Authorized Officer  
Real Estate Regulatory Authority

Typed By  04/04/2024

Checked by Concerned  
Technical Person  04/04/2024

Checked by Concerned  
Incharge 

Rechecked by  
Senior Incharge  04/04/24