

# 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 Corrigendum

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

Project registration number : BRERAP22546-1/1094/R-1301/2022

Project Name : Pushpanjali Ratna Tower (New Project)

In respect of the Registration certificate issued by this Authority vide Memo no. RERA/PRO-REG-1094/2019/405 Dated 16-03-2022 the following corrections/modification has been made in online application for the project Pushpanjali Ratna Tower in favour of Pushpanjali Infra Homes LLP as under :-

Type of Flat	No of Shop/Office/Flat	Shop/Office/Flat Area	Balcony Area
Shop	12	4219.00	0.00
Office	06	4051.00	0.00
2 BHK	14	8540.00	665.00
3 BHK	35	32081.00	4221.00

Dated: 13.10.2022  
Place: Patna



Rest will remain the same.

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-1094/2019/823

Dated 13/10/2022

Copy to: Chairman RERA/ Members RERA/ Pushpanjali Infra Homes LLP

Copy to: Branch Manager HDFC Bank, Boring Road, Patna



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By: Ujjwal

Checked By: 13/10/2022

Rechecked By: 13/10/2022

**भू-सम्पदा विनियामक प्राधिकरण**  
**(REAL ESTATE REGULATORY AUTHORITY, BIHAR)**  
चौथा / छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर  
शास्त्रीनगर, पटना-800023

Letter— RERA/PRO.REG-1094/2019/.....

Patna, dated—21.09.2022

From,

**Authorised Officer,**  
Real Estate Regulatory Authority,  
Bihar, Patna.

To,

Shree Gautam Kanodia (Partner)  
Pushpangali Infra Homes Llp  
F-33, Pushpanjali Complex, Boring Road Patna-800013  
Email Id: - kanodiapat@gmail.com

**Subject :- Regarding Registration of Project- PUSHPANJALI RATNA TOWER,**  
**Application Id. No. - : RERAP08102019122546-1/ F. No.-1094/2019.**

Sir,

You have applied for rectification of no. of shops.  
As per your letter, no. of shops are 12. There are 3 double height shops also.  
Are these 3 double height shops are included in total no. of shops as 12.  
If it is so, kindly reply for the same mentioning the fact that no third party liability is created in this case.

Authorised signatory  
RERA, Bihar

# 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 : BRERAP22546-1/1094/R-1301/2022

Project Name : Pushpanjali Ratna Tower(New Project),

Project Address : Mushari Town, Ahiyapur, Muzaffarpur (Khesra/ Plot No- 669, 672, 675, Khata No.-177, Thana No.-668, PS- Ahiyapur),

Sub division/District : Muzaffarpur.

1. Company Pushpanjali Infra Homes LLP. having its registered office at F-33, Pushpanjali Complex, Boring Road, Patna-800013

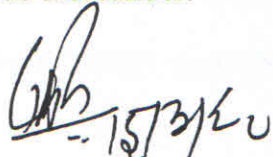
2. This registration is granted subject to the following conditions, namely :-

- 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 Section 17;
- 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 (HDFC Bank, Branch Name- Boring Road, Patna, Account No. 50200055966268, IFSC Code : HDFC0000235) 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;
- The registration shall be valid for a period of 02 Years 01 Month commencing from 15/01/2022 And ending with 15/04/2024 (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; including quarterly report of the project.
- 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: 15/01/2022

Place: Patna

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

**NOTE:**

- 1) 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.
- 2) 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.
- 3) The above registration is valid for a period of **02 Years 01 Month** 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.
- 4) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 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 6'x 6' board is essential.
- 7) 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-1094/2019/405  
RERA/PRO-REG/Master File/Misc/115/2021

Dated 16/03/22

Copy to: Chairman RERA/ Members RERA/ Pushpanjali Infra Homes LLP.

Copy to: Branch Manager HDFC Bank, Boring Road, Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By Dr. Prakash  
15-03-2022

Checked By Dr. Prakash  
15/03/2022

Rechecked By Dr. Prakash  
15/03/2022



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,  
Shastri Nagar Patna – 800023

FORM 'D'

[See rule 6(4)]

## INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 613/2021 /1207

Date: 23.05.2025

From:

The Real Estate Regulatory Authority,  
4<sup>th</sup> & 6<sup>th</sup> Floor,  
Bihar State Building Construction Corporation Campus,  
Hospital Road, Shastri Nagar.  
Patna- 800023, Bihar.

To,

Shri Gautam Kanodia, Partner,  
Pushpanjali Infra Homes LLP,  
Office at: F-33, Pushpanjali Complex,  
Boring Road, Patna- 800013, Bihar.  
Email Id: [kanodiapat@gmail.com](mailto:kanodiapat@gmail.com)

Sub: Registration No: BRERAP22546-1/1094/R-1301/2022, for extension of registration of project Pushpanjali Ratna Tower Date: 21.08.2024 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 03.04.2025.

Sir,

You are hereby informed that your application for extension of registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. An authenticated copy of the sanctioned map & Permit Letter from the competent authority which is valid for a period longer than the proposed term of extension of the registration is sought from the authority.
2. As per Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024, [Section 10 (3)] the promoter is directed to pay Application charge for extension of registration under section 6. [Up to 6 months of extension- Rs. 4,00,000/-, More than 6 months but less than 12 months - 10,00,000/-, In special cases if beyond 12 months - Rs. 20,00,000/-]
3. As per Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024, [Section 11] the promoter is directed to pay Application late charge of Rs. 5,00,000/- for extension of registration under section 6.
4. A fresh copy of Form B with promoter & project name, landowners name in para 1, and date of completion of time must be written dated format (dd/mm/yyyy).

Consent of the two-thirds of allottees that the allottees have no objection if the project gets the extension up to date as mentioned in fresh Form B.



*K. Srivastava*  
23/5

6. The compelling circumstances and reasons for failing to complete the project during the stipulated time period as well as promoter need to satisfy that the progress of the project has reached to a level where completion is possible in the given time frame.
7. Plan of remaining Development work to be completed Building /Wing Number stages of development indicating the tasks/Activities with the time schedule [In dated format] along with the percentage of work done in Table A and In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activities with the percentage of work done in Table B.

Place: Patna

Date: 23/05/2025

SEAL



Authorised Officer