REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.- **RERA/Pro/Reg-68/2018/**..1450 Dated 12/12/2025

FORM 'F'

[See rule 6(4)]

CERTIFICATE OF EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6, to the following project:

Project registration number : **BRERAP00085-1/68/R-139/2018**
Project Name : **BHAGWAT PENTAGON MALL (New Project)**
Project Address : **R.P.S. More, Near Renault Showroom (Khesra/ Plot No- 68, 69, 70, Khata No.- 191, 192, 193, Mauza- Saguna),** Sub division/District**: Patna, Bihar** of;

Company - **Shivam Constructions** having its registered office at- **302 Patna Super Market Fraser Road, Patna, Bihar-800001.**

2. This extension of registration is granted subject to the following condition: -

(i) 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;

(ii) 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 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;

(iii) The registration is extended by a period of 02 Year 00 month commencing from **21/03/2025** and shall be valid until **20/03/2027;**

(iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under and conditions and directions as contained in the registration certificate issued earlier for this project;

(v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;

(vi) 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: 12.12.2025

Place: Patna

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

File No. RERA/Pro/Reg-68/2018 (Computer No. 235071)
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Memo No.- **RERA/Pro/Reg-68/2018**/1450 Dated ...12/12/2025

Copy to:-

1. **Promoter's Name**:- Shivam Constructions, **Address**: 302 Patna Super Market Fraser Road, Patna, Bihar-800001, (**Email-** shivamconstructionspatna2007@gmail.com)
2. **The Branch Manager**:- Axis Bank, Patna.

-for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.- **RERA/Pro/Reg-68/2018**/1450 Dated ..12/12/2025

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

Checked by Concerned
Technical Person Sri Vivek Prakash

Checked by Concerned
Incharge Sri U. K. Sinha

Rechecked by
Senior Incharge Sri K.K. Srivastava

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

FORM 'F'

[See rule 6(4)]

EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6, to the following project:

Project registration number : **BRERAP00085-1/68/R-139/2018**
Project Name : **Bhagwat Pentagon Mall (Ongoing Project)**
Project Address : **R.P.S More, Near Renault Showroom, (Khesra/Plot No-68, 69, 70, Khata No-191, 192, 193, Mauza-Saguna),** Sub division/District : **Patna.**

1. **Company Shivam Constructions. having its registered office at 302 Patna Super Market Fraser Road, Patna-800001**

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

(i) 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;

(ii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule 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(I)of sub-section(2)ofsection4;

(iii) The registration shall be extended and be valid until **20/03/2025**

(iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

(v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;

(vi) 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.

(vii) Due to Covid-19 non availability of materials & Labour.

Dated: 10.10.2023

Place: Patna.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-68/2018..449. Dated ..10/10/2023.....

Copy to: Chairman RERA/ Members RERA/ Shivam Constructions.

Copy to: Branch Manager Axis Bank, Patna

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... Technical Person..... Checked by Concerned Incharge..... Rechecked by Senior Incharge.....

06/10/2023

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

FORM 'F'

[See rule 6(4)]

PROVISIONAL EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6, to the following project:

Project registration number : **BRERAP00085-1/68/R-139/2018**
Project Name : **Bhagwat Pentagon Mall (Ongoing Project)**
Project Address : **R.P.S More, Near Renault Showroom, (Khesra/Plot No-68, 69, 70, Khata No-191, 192, 193, Mauza-Saguna),** Sub division/District : **Patna.**

1. **Company Shivam Constructions. having its registered office at 302 Patna Super Market Fraser Road, Patna-800001**

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

(i) 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;

(ii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule 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(I)of sub-section(2)ofsection4;

(iii) The registration shall be extended by a period of **45 Days** [days/weeks/months]and shall be valid until **28/04/2023**

(iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

(v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;

(vi) 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.

(vii) Due to Covid-19 non availability of materials & Labour.

(viii) This extension of validity is being issued subject to the condition that the Promoter would get the map re-approved and submit within stipulated period of extension and submit a fresh Form-B in which date of completion must be mentioned in accordance with the time given by the competent authority.

Dated:.....

Place:.....

15/3/23

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-68/2018../.113 Dated .....15/3/23..

Copy to: Chairman RERA/ Members RERA/ Shivam Constructions.

Copy to: Branch Manager Axis Bank, Patna

15/3/23

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... Checked By..... Rechecked By.....
15/03/2023 15/03/23 15/03/2023

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-68/2018/..... Patna, dated–13.02.2023

Reminder

From,

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

To,

Shree AMIT KUMAR (PROJECT CO-ORDINATOR)
SHIVAM CONSTRUCTIONS
302 PATNA SUPER MARKET FRASER ROAD- 800001
Email Id: - shivamconstructionspatna2007@gmail.com

Subject :– Reminder Query Letter Regarding Extension of Project- BHAGWAT PENTAGON MALL, Application Id No. – RERAP00085-1/68/R-139/2018, F. No.-68/2018.

Sir,

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- BHAGWAT PENTAGON MALL, bearing application no. RERAP00085-1/68/R-139/2018 Following Documents/ Information is required:-

1. Please submit the reapproved map with a validity period longer than the completion date as proposed in Form B. If you have submitted an application for reapproval to the competent authority, please provide the receipt of the application and the fee deposited; in that case, we may propose before the authority to grant a provisional certificate for a three-month extension of the completion date, and a regular certificate would be issued upon submission of a reapproved map.Plan of remaining Development work to be completed Building /Wing Number (to be prepared separately for each Building Wing of the Project) **stages of development indicating the tasks/Activities with TIME SCHEDULE [In dated format] along with the percentage of work done in Table A** viz. I Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. 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 TIME SCHEDULE [In dated format] along with the percentage of work done in Table B vi zi Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 Others.

2. **A revised copy of Form B** which includes the project name, the Landowners' name, and the date of completion of the project must be mentioned.
3. The promoter is directed to upload the QPR in the prescribed format [**Annexure-A**] with detailed information.

It is requested to submit the above said documents within three days, failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject and file No. in the subject line of your mail

Yours Sincerely
Sd/-
Authorised Signatory

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-68/2018/..... Patna, dated–06.02.2023

From,

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

To,

Shree AMIT KUMAR (PROJECT CO-ORDINATOR)
SHIVAM CONSTRUCTIONS
302 PATNA SUPER MARKET FRASER ROAD- 800001
Email Id: - shivamconstructionspatna2007@gmail.com

Subject :– Regarding Extension of Project- BHAGWAT PENTAGON MALL, Application Id No. – RERAP00085-1/68/R-139/2018, F. No.-68/2018.

Sir,

With reference to above, it is to inform that during scrutiny of your application regarding extension of Project- BHAGWAT PENTAGON MALL, bearing application no. RERAP00085-1/68/R-139/2018 Following Documents/ Information is required:-

1. Please submit the reapproved map with a validity period longer than the completion date as proposed in Form B. If you have submitted an application for reapproval to the competent authority, please provide the receipt of the application and the fee deposited; in that case, we may propose before the authority to grant a provisional certificate for a three-month extension of the completion date, and a regular certificate would be issued upon submission of a reapproved map.Plan of remaining Development work to be completed Building /Wing Number (to be prepared separately for each Building Wing of the Project) **stages of development indicating the tasks/Activities with TIME SCHEDULE [In dated format] along with the percentage of work done in Table A** viz. I Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. 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 TIME SCHEDULE [In dated format] along with**

the percentage of work done in Table B vi zi Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 Others.

2. **A revised copy of Form B** which includes the project name, the Landowners' name, and the date of completion of the project must be mentioned.
3. The promoter is directed to upload the QPR in the prescribed format [**Annexure-A**] with detailed information.

It is requested to submit the above said documents within three days, failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject and file No. in the subject line of your mail

Yours Sincerely
Sd/-
Authorised Signatory

REAL ESTATE REGULATORY AUTHORITY, BIHAR

6TH 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 to the following project under
Project registration number : **BRERAP00085-1/68/R-139 /2018**
Project Name : **Bhagwat Pentagon Mall (Ongoing Project)**
Project Address : **R.P.S More, Near Renault Showroom, (Khesra No./Plot No 68, 69, 70, Khata No.- 191, 192, 193, Mauza- Saguna)** Sub division: **Patna , Dist – Patna.**

1. **Company Shivam Constructions. having its registered office 302 Patna Super Market Fraser Road Patna-800001.**
2. This registration is granted subject to the following conditions, namely :-
   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 (Axis Bank, Branch Name– Patna, Account No. 910020013708984, IFSC Code : UTIB0000142,) 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..02...years...10...Months commencing from..23:08:2018.... And ending with **2021/07/02** (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;
   e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
   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 here in, as per the Act and the rules and regulations made there under.

Dated:..23.08.2018
Place:.....PATNA

23.08.2018
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY
RERA
BIHAR-PATNA

NOTE:

1) This registration no. 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 title 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 27 10M as provided in 2d, 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, so cannot be sold.

6) At the project construction site, display of project details is essential.

Memo NO-RERA/PRO-REG-68/2018/1336 Dated 23-8-2018

23.08.2018

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Shivam Constructions / Nagar Parishad Danapur Nizamat.

Copy to: Branch Manager Axis Bank, Patna, With reference to 2c above account in light of RERA act 2016

O/C

23.08.2018

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY
RERA
BIHAR-PATNA