REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

रेरा बिहार
RERA BIHAR

Memo NO- नि/463/2021-REG-RERA/ 226 Dated 06/07/2026

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 : **BRERAP90932-1/1321/R-1110/2021**
Project Name :**URMILA TOWER(New Project)**
Project Address : Urmila Tower, Near Pgs More, Khagaul Road, Patna

1. **A Company- VANASTHALI HOME LLPhaving its registered office 202 TinkusKd Vihar Apartment, East Boring Canal Road, Patna**. 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 purposeaspersub-clause(D)ofclause(l)ofsub-section(2)ofsection4;

(iii) The registration shall be valid until **10/12/2026.**

(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 theproject;

(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 madethereunder.

Dated:..06/07/2026
Place:...Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

File No. नि/463/2021-REG-RERA (Computer No. 144771)
Generated from eOffice by MANOJ KUMAR MADHUKAR, RERA-IT_CONS(MKM), IT CONSULTANT, Bihar Real Estate Regulatory Authority on 07/07/2026 01:24 pm

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.- नि/463/2021-REG-RERA/ 487 Dated 06/08/2024

Corrigendum to FORM 'C'

This registration is granted under section 5 to the following project under
Project registration number : **BRERAP90932-1/1321/R-1110/2021**
Project Name :**Urmila Tower(New Project)**
Promoter Name : **Vanasthali Homes LLP .**

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-151/2023/497, dated 30.11.2023 bears Bank Account details **"Bank Name- ICICI Bank, Branch Name- Boring Canal Road, Patna, Account No- 040405008914, IFSC- ICIC0000404",** Whereas It has been amended as **"Bank Name- State Bank of India, Branch Name- P.B.B Boring Road, Patna, Account No-43121314171, IFSC-SBIN0004142". With the condition that provisions of Section 4(2)(l)(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

Memo NO- नि/463/2021-REG-RERA/..487.. Dated ..06/08/2024
RERA/Pro/Reg-151/2024(NewProject)
Copy to: 1. **Promoter Name**-Vanasthali Homes LLP., **Address**-Urmila Tower, Near PGS More, Khagaul Road, Patna, (**Email**-SINHASUMESH@YAHOO.COM)
Copy to: 2. **Branch Manager**-State Bank of India,P.B.B Boring Road, Patna Branch, S.K Puri, Boring road, 6B, Shadeo Mehta Marg, Patna, Bihar.
-For information and needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO- नि/463/2021-REG-RERA/...487.. Dated ..06/08/2024
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

Ar. Mona Kaushiki 06/08/2024
Checked by Concerned Technical Person- Ar. Mona Kaushiki

Rechecked by Concerned Incharge- Sri U. K. Sinha

06/8/24
Rechecked by Senior Incharge- Sri Mithilesh K. Shukla

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REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /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 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : **BRERAP90932-1/1321/R-.../.../.../2021**

Project Name : **Urmila Tower (New Project),**

Project Address : **Urmila Tower Near PGS More, Khagaul Road, Patna (Khesra/ Plot No-706 Khata No.- 262, Thana No.- 36, Mauza-Mustafapur),**

Sub division/District : **Danapur, Dist- Patna.**

1. **Company Vanasthali Homes LLP. having its registered office at Flat No- 202, Tinku's K.D. Vihar Appartment, East Boring Canal 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 thc 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 (ICICI Bank, Branch Name– Sumitra Sadan, West Boring Canal Road, S.K. Puri , Patna, Account No. 040405008914, IFSC Code : ICIC0000404) 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....04....years..10.....Months commencing from....28/1/2021..... And ending with **2025/12/10** (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:..28/1/2021.....
Place:....Patna...

28/1/21

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

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 04Y/0M/0D...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, 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.

28/1/21

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-1321/2020/82.. Dated ..28/1/2021

Copy to: Chairman RERA/ Members RERA/ Vanasthali Homes LLP

Copy to: Branch Manager ICICI Bank, Sumitra Sadan, West Boring Canal Road, S.K. Puri, Patna

28/1/21

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..Dev Prakash 28.01.2021

Checked By..J.P.S 28-1-2021

Rechecked By..28/01/2021