



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-नि/438/2021-REG-RERA/1134

Dated ..31/03/2025

CORRIGENDUM TO 'FORM-F'

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project under

Project registration no.: BRERAP21354-1/1246/R-1102/2021

Project Name : RAMLAKHAN APARTMENT

Project Address: Subhash Nagar, New Jaganpura, Patna (Khesra/ Plot No- 1105 (P), Khata No.- 162, Thana No.-26, Mauza- Jaganpura), Sub division/District : Patna, Bihar.

Promoter's Name: Nutan Homes having its registered office at Shop No. 9 And 10, Nutan Vihar Apartment, Near Kankarbagh Police Station, Kankarbagh..

The registration Certificate issued earlier vide Memo No.- नि/438/2021-REG-RERA/938 dated-28/02/2025, bears Bank name- Kotak Mahindra Bank, Kankarbagh Patna, whereas it has been amended as following 'Bank name':- Canara Bank, Branch Hanuman Nagar, Patna will be in the "Copy to" section.

Remaining part of the certificate 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.-नि/438/2021-REG-RERA /...1134

Dated ...31/03/2025

Copy to:-

1. **Promoter's Name:-** Nutan Homes, **Address:** Shop No. 9 And 10, Nutan Vihar Apartment, Near Kankarbagh Police Station, Kankarbagh, (Email-rahulsinhatech@gmail.com)

2. **The Branch Manager:-** Canara Bank, Branch Hanuman Nagar, Patna.

-for information & needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Aditya Shashank
31/03/2025

Checked by Concerned

For: Technical Person Sri Vivek Prakash

Checked by Concerned
Incharge Sri U. K. Sinha

K. K. Srivastava
31/03/25

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 '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 : BRERAP21354-1/1246/R-1102/2021

Project Name : RamLakhan Apartment (New Project)

Promoter Name : Nutan Homes

1. Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-1246/2020/50 dated 18.01.2021 bears Bank Account details "Bank Name- Kotak Mahindra Bank, Branch Name- Kankarbagh, Patna, Account No- 4145123433, IFSC- KKBK0005658", Whereas It has been amended as "Bank Name- Canara Bank, Branch Name- Hanuman Nagar, Patna, Account No-120002520140, IFSC-CNRB0002820".

2. Pursuant to revision in the map by PMC Patna Municipal Corporation, Bihar vide their letter No-6431 dated 31.05.2023 and revised map plan case no.- (P/Jaganpura/PRN/B+G+4/91/2019 Revised G+4) submitted by the promoter vide which the project has been amended from B+G+4 bearing 35 flats having built up area of 2969.38 Sqm to G+4 bearing 32 flats having built up area of 2917.70 Sqm.

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-1246/2020/50 dated 18.01.2021 may be treated as amended upto the extent as mentioned above.

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-RERA/PRO-REG-1246/2020/.....111

Dated ..14..03..2024

Copy to:

- 1) Nutan Homes, Shop No- 9 and 10, Nutan Vihar Appartment, Near Kankarbagh Police Station, Kankarbagh, Patna-800020
- 2) Branch Manager Canara Bank, Hanuman Nagar, Patna
-for information & needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By: 19/03/2024
Checked by Concerned Technical Person: 14/03/2024
Checked by Concerned Incharge: 14/03/2024

Rechecked by Senior Incharge: 14/03/2024



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-नि/438/2021-REG-RERA/.938

Dated ...28/02/2025

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 : BRERAP21354-1/1246/R-1102/2021
Project Name : Ramlakhan Apartment (New Project)
Project Address : Subhash Nagar, New Jaganpura, Patna (Khesra/ Plot No-1105 (P), Khata No.-162, Thana No.-26, Mauza- Jaganpura), Sub division/District : Patna, Bihar.

1. A Partnership firm - Nutan Homes having its registered office at- Shop No. 9 And 10, Nutan Vihar Apartment, Near Kankarbagh Police Station, Kankarbagh.
2. This extension of registration is granted subject to the following conditions:-
 - (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 section 17;
 - (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(1) of sub-section(2) of section 4;
 - (iii) The registration is extended by a period of 11 months 30 days commencing from 01/01/2025 to 30/12/2025 due to the reason that project could not be completed in given time due to vastu defect in map and the interest of allottees have been created.
 - (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:..28/02/2025

Place:..Patna



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.-नि/438/2021-REG-RERA / 938.

Dated 28/02/2025

Copy to:-

1. **Promoter's Name**:-Nutan Homes, **Address**: Shop No. 9 And 10, NutanVihar Apartment, Near Kankarbagh Police Station, Kankarbagh, (**Email**-rahulsinhatech@gmail.com)

2. **The Branch Manager**:-Kotak Mahindra Bank, Kankarbagh, Patna.

-for information & needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO- नि/438/2021-REG-RERA / 938.

Dated 28/02/2025

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 Promoter concerned by email.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Vivek prakash
28/2/25
Checked by Concerned
Technical Person Sri Vivek Prakash

U. K. Sinha
28/2/25
Checked by Concerned
Incharge Sri U. K. Sinha

K. K. Srivastava
28/2/25
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 '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 : BRERAP21354-1/1246/R.../2021

Project Name : RamLakhan Apartment (New Project),


Project Address : At Subhash Nagar, New Jaganpura, Patna (Khesra/ Plot No- 1105(P), Khata No.- 162, Thana No.- 26, Mauza-Jaganpura),

Sub division/District : Patna.

1. Company Nutan Homes. having its registered office at Shop No- 9 and 10, Nutan Vihar Appartment, Near Kankarbagh Police Station, Kankarbagh, Patna-800020
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 section 17;
 - 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 (Kotak Mahindra Bank, Branch Name- Kankarbagh, Patna, Account No. 4145123433, IFSC Code : KKBK0005658) 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 section 4;
 - d. The registration shall be valid for a period of 03 years 03 Months commencing from 18/11/2021 And ending with 2024/03/31 (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.

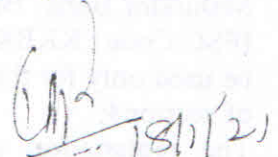
Dated: 18/11/2021

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 ofas 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.

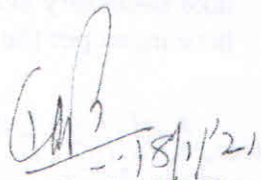

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-1246/2020./50

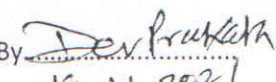
Dated 18/01/2021

Copy to: Chairman RERA/ Members RERA/ Nutan Homes

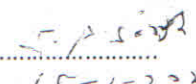
Copy to: Branch Manager Kotak Mahindra Bank, Kankarbagh, Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

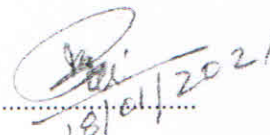
Typed By


18.01.2021

Checked By


15-1-2021

Rechecked By


18/01/2021