



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4" /6th" FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
Shastri Nagar Patna - 800023



FORM 'C'
[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **19-Apr-2025**

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

Project registration number : **BRERAP183428070425311229E00**
Promoter Type (Company) : **KUNWAR PRITHVIRAJ SINGH BUILDERS AND DEVELOPRS PVT**
Project Name : **VASHUNDHARA MANSION**
Project Address : **DHIBRA, SHAHPUR PATNA**

Project Type : **Residential/Group Housing, B+G+11, Khata No 51,87,130, Plot No 434,435, 434, 437**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Danapur	Jamsaut	Dibra	437,434,435	137.86

TOTAL LAND (IN DISMIL) 137.86

1. The above mentioned project is developed by the promoter Company KUNWAR PRITHVIRAJ SINGH BUILDERS AND DEVELOPRS PVT LTD . having its registered office at B - 401, 4th Floor, B-Block, Ambuja Neotia City Centre Mall,

2. This Authority has granted this registration subject to the following conditions :-
Lodipur, Patna G.P.O., Patna, Phulwari, Bihar, India, 800001

(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 (Axis Bank, Branch Name - GANDHI MAIDAN PATNA, PatnaBihar Master Account No. :922020040754151 , Project Account No. :924020067400576 , Promoter Account No. : 924020070368175 IFSC Code : UTIB0003494) 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 Rule 4;

(d) The registration shall be valid for a period of. **4 Year 8 Month 12 Day** commencing from **19-Apr-2025** and ending with **31-Dec-2029**

(e) 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) Rules, 2017.

(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 herein, as per the Act and the Rules and Regulations made there under.

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: 19-Apr-2025

Note :

(1) Distribution of shares in the unit of Project is as follows based on the Affidavit submitted jointly by both the Promoter and landowner/s:

(a) Promoter Share:- EIGHTH FLOOR- B801, B804, B805 NINTH FLOOR- B904, B905 ,Parking Space (5 Unit)

GROUND FLOOR- BG08 NINTH FLOOR- B901, B908 TENTH FLOOR- B1001, B1003 ELEVENTH FLOOR

B1101, B1104 Parking Space (7 Unit), GROUND FLOOR- BGO7 Parking (1 unit)

GROUND FLOOR- BGO5, BG06, FIRST FLOOR- B104, B105, B108 THIRD FLOOR- B301, B303, B304, B305, B306 FOURTH FLOOR- B401, B403, B404, B405 SIXTH FLOOR- B601, B602, B603, B604 SEVENTH FLOOR- B706, B707 NINTH FLOOR- B907 TENTH FLOOR- B1007 Parking Space (22 Unit)

THIRD FLOOR- A301, A302 ELEVENTH FLOOR A1101, A1102, A1103, A1104 Parking Space (6 unit)

SEVENTH FLOOR-A74 NINTH FLOOR- A901 A902, A903 Parking Space (4 Unit)

ELEVENTH FLOOR B1102 Parking Space (1 unit)

EIGHTH FLOOR- B808 NINTH FLOOR- B903, Parking Space (2 unit)

ELEVENTH FLOOR B1108, Parking Space (1 unit)

(b) Landowner's Share:-RANJU DEVI AND OTHERS: THIRD FLOOR- B302, FOURTH FLOOR- B408, SEVENTH FLOOR- B702, EIGHTH FLOOR- B802, B807, NINTH FLOOR- B902, TENTH FLOOR- B1002 Parking Space (7 Unit)

ARUN KUMAR AND OTHERS: FIRST FLOOR- B101, B106, B107, THIRD FLOOR- B308, SEVENTH FLOOR- B703, B708, EIGHTH FLOOR- B803, ELEVENTH FLOOR- B1105 Parong Space (8 unit)

MAHESH SHAH: SEVENTH FLOOR- B701 Paring Space (1 unit)

RAI SAHAB SINGH: SECOND FLOOR- B201, B202,203, B204, B205, B206, B207, B208 FIFTH FLOOR- B501, B502, B503, B504, B505, B506, B507, B508 SIXTH FL00R- B605, B606, B607, B608 TENTH FLOOR- B1004, B1005 Parking Space (22 Unit)

SUNITA AGARWAL: SEVENTH FLOOR- A701, A702, A703 EIGHTH FLOOR- A801, A802 Parking Space (5 unit)

Binod Lal, Vikash Lal, Bijendra Lal: TENTH FOOR- A100L, A1002 A1003, A1304, Parking Space (4 Unit)

MANISH SINGH ALIAS MANISH KUMAR): FIRST FLOOR- B102 Parking Space (1 unit)

KIRAN DEVI : FIRST FLOOR- B103 FOURTH FLOOR- B406, B407 Parking Space (3 unit)

UDAY KUMAR AND MANTUN SINGH: EIGHTH FL00R- B806, NINTH FLOOR- B906 Parking Space (2 unit)

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **19-Apr-2025**

(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 revocation 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) The above registration is valid for a period of **4 Year 8 Month 12 Day** commencing from **19-Apr-2025** and ending with **31-Dec-2029** , 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 revocation of registration of the project by

(4) Promoter shall ensure compliance to all NOCs and obtain Occupancy Certificate from the competent authority that has passed the map as required under Bihar Building Bye Laws, 2014, as amended from time to

(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 5'x4' board with QR Code is essential.

Digitally signed by ALOK KUMAR Date: 2025.04.19 03:25:32 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority