



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Letter No.- RERA-Pro-reg-74-2018/1435

Dated 24.11.2025

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 : BRERAP00113-1/74/R-28/2018
Project Name : GANGA HEIGHTS (New Project)
Project Address : Old Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No- 1655, 1656 & 1652 (P), 1675, 1676, 1679, Khata No.- 87, 159, Thana No- 323, Mauza- Kendua), (Total Net Plot Area of Land- 2023.10 Sqm).
Sub division/District : Sadar Gaya, Dist.- Gaya

1. A Company - Gharonda Buildcon Private Limited. having its registered office at- R.D.Green Resort, 1st Floor, Opposite Durga Mandir, Gosai Tola, Patna- 800013.
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 (I) of sub-section (2) of section 4;
 - (iii) The registration is extended by a period of 02 Year 00 months commencing from 01/01/2024 to 31/12/2025 due to the reason that project could not be completed in given time due to pandemic 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: 24/11/2025

Place: Patna



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO- RERA-Pro-reg-74-2018. 11435

Dated 24.11.2025

Copy to:-

(1) **Promoter's Name:-** Gharonda Buildcon Private Limited, Address- Sadhu Sharan, Das Lane, East Lohanipur, Kadam Kuan, Patna, Bihar- 800003.

(Email- gharoundabuildcon@gmail.com)

(ii) **The Branch Manager:-** Branch Name- Canara Bank, Kadam Kuan, Patna.
-for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA-Pro-reg-74-2018. 11435

Dated

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

Aditya Shashank
24/11/2025.

Checked by Concerned
Technical Person Sri Aditya Shashank

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

Memo NO- RERA-Pro-reg-74-2018. / 1436

Dated 24.11.2025

Addendum to Form C

This registration was granted under Rule 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project of the Promoter Gharonda Buildcon Private Limited having its registered office at- Sadhu Sharan, Das Lane, East Lohanipur, Kadam Kuan, Patna, Bihar- 800003 vide Memo No RERA/PRO-REG-74/2018/25 dated 24.05.2018:

Project registration number : BRERAP00113-1/74/R-28/2018

Project Name : GANGA HEIGHTS (New Project)

Project Address : Old Gaya Bodhgaya Road, Kendua, Sadar Gaya (Khesra/ Plot No- 1655, 1656 & 1652 (P), 1675, 1676, 1679, Khata No.- 87, 159, Thana No- 323, Mauza- Kendua), (Total Net Plot Area of Land- 2023.10 Sqm).

Sub division/District : Sadar Gaya, Dist.- Gaya

1. A Company - **Gharonda Buildcon Private Limited** having its registered office at- Sadhu Sharan, Das Lane, East Lohanipur, Kadam Kuan, Patna, Bihar- 800003.
2. Consequent upon the submission of revised map by the Promoter which was re-approved by the Gaya Municipal Corporation, Gayaji vide Plan No- 740/22-23 dated 29-12-2023 having its validity till 28-12-2028, structure of the building has been revised from B+G+5 of Block A to B+G+6, having apartments increased to 30 flats and 18 shops from 30 flats. There was no revision made in Block B having G+6 structure with 25 flats.

Revised Building details are as follows:

Block A (B+G+6) - 30 flats, Shops-18.

Block B (G+6) – 25 flats.

3. Promoter and the landowners have also submitted an affidavit jointly sworn by them on the distribution of respective share on the basis of the revised map, which are as follows:

Share distribution:

(A) Promoter's Share: -

Block A - Flat no.- 201, 202, 203, 204, 205, 206, 401, 402, 403, 404, 405, 406, 501, 502, 503, 506, 601, 602, 604, **Shop no.-** G-1, G-2, G-3, G-4, G-5, G-6, G-7, G-8, G-9, G-10, G-11, G-12. **Block B** - Flat no.- G-1, 201, 202, 203, 204, 401, 402, 403, 404, 501, 502, 503, 504, 601, 602, **Parking space** -34.

(B) Landowner's Share:-

Block A - Flat no.- 301, 302, 303, 304, 305, 306, 504, 505, 603, 605, 606, **Shop no.-** 101, 102, 103, 104, 105, 106.

Block B - Flat no.- 101, 102, 103, 104, 301, 302, 303, 304, 603, 604, **Parking space** -21.

4. Registration Certificate issued earlier in Form C may be treated as revised up to the extent as mentioned above. Remaining part of the Registration certificate will remain same and unchanged.

This is issued with the approval of Competent Authority.

Signature and seal of the Authorized Officer



Memo NO- RERA-Pro-reg-74-2018/11436

Dated 24.11.2025

Copy to:-

- (i) **Promoter's Name:-** Gharonda Buildcon Private Limited, Address- Sadhu Sharan, Das Lane, East Lohanipur, Kadam Kuan, Patna, Bihar- 800003, (Email- gharoundabuildcon@gmail.com)
- (ii) **The Branch Manager:-** Branch Name- Canara Bank, Kadam Kuan, Patna, -for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO- RERA-Pro-reg-74-2018/11436

Dated 24.11.2025

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



Aditya Shashank
24/11/2025

Checked by Concerned
Technical Person Sri Aditya Shashank

Checked by Concerned
In charge Sri U. K. Sinha

Rechecked by
Senior In charge Sri K.K. Srivastava

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 : BRERAP00113-1/74/R.2.4/2018

Project Name : Ganga Heights (New Project)

Project Address : Vill-Kenduai, Ps-Chand Choura,

Sub division : Sadar, Dist - Gaya

1. Company Gharonda Buildcon Private Limited having its registered office C/O Sadhu Sharan ,Das Lane,East Lohanipur, Kadam Kuan Patna-800003 .
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 (Canara Bank, Branch Name- Patna Kadam Kuan, Account No. 0357201001493, IFSC Code : CNBR0000357,) 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 section4;
 - d. The registration shall be valid for a period of...0.4...years...1.0...Months commencing from.....24.05.2018 And ending with 2023/03/31 (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;
 - 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:.....24/5/18.....

Place:.....Patna.....

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

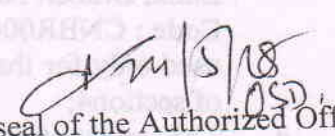


NOTE:

- 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.
- 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 04 yrs / 10 months 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.

Memo NO-RERA/PRO-REG-74/2018./25.

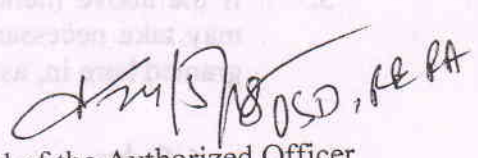
Dated 24-05-2018


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

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Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Gharonda Buildcon Private Limited / Gaya Nagar Nigam, Gaya

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




Signature and seal of the Authorized Officer
Real Estate Regulatory Authority