REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex, Shastri Nagar Patna – 800023

FORM 'D'

[See rule 6(4)]

INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 04/2024 /187

Date: 05/06/2026

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar.
Patna- 800023, Bihar.

To,

Shri Satyendra Kumar, Director,
Vastu Vastaya Builder Pvt. Ltd.,
Office at: Sujata bypass (Ananad Vihar),
Bodhgaya- 824231, Bihar.
Email Id: dr.satyendrakumar123@gmail.com

Sub: Registration No: BRERAP00356-010/04/R-1640/2024, for extension of registration of project Usha Height, Date: 13.03.2026 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 21.05.2026.

Sir,

You are hereby informed that your application for extension of registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. An authenticated copy of the permit letter in Form VIII-A, and sanctioned map issued by the competent authority, valid for a period longer than the proposed extension of the registration.
2. As per Notification; dated: 23/07/2025, You are requested to pay additional charge of Rs five (05) Lakh for seeking an extension Up to 12 months and 50% of the registration fee as extension fee i.e. 15,386.77 /-. So far you have paid Rs 30,774 /-. Hence, pay the balance amount i.e. Rs (5,00,000 + 15,386.77 – 30,774) = Rs 4,84,612.77 /-.
3. The compelling circumstances and reasons for failing to complete the project during the stipulated time period as well as promoter need to satisfy that the progress of the project has reached to a level where completion is possible in the given time frame.

Place: Patna

Date: 05/06/2026

Authorised Officer

5/6/26

Generated from eOffice by MANOJ KUMAR MADHUKAR, RERA-IT_CONS(MKM), IT CONSULTANT, Bihar Real Estate Regulatory Authority on 15/06/2026 12:32 am

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 : **BRERAP00356-010/04/R.-1640 /2024**

Project Name : **Usha Height (New Project-Mixed Development (LB+UB+G+8, Total No of Flats-48, Shop-16, Commercial Hall-02),** Project Address : **Tola Baiju Bigha Bodhgaya, Gaya (Khesra/ Plot No- 66, Khata No.- 965, Thana No-359, Mauza- Bodhgaya), (Total Net Plot Area of Land-2052.50 Sq. M).** Sub division/District : **Bodhgaya, Dist.- Gaya**

1. **A Partnership firm - Vastu Vastaya Builder Pvt Ltd. having its registered office at Sujata bypass (Anand Vihar) Bodhgaya 824231**
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 (**Punjab National Bank**, Branch Name– **Bhusunda, Gaya,** Account No. **5860002100003186,** IFSC Code : **PUNB0586000**) 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 02 Months** commencing from 01.02.2024..... And ending with **15/03/2026** (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; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 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.

Dated:....01.02.2024

Place:....Patna.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

1) A) **Promoter Share:**-3rd floor: 301, 302, 303, 304, 305, 306, 307, 308, 5th floor: 501, 502, 503, 504, 505, 506, 507, 508, 7th floor: 701, 702, 703, 704, 705, 706, 707, 708, SHOPS: 2nd floor (1,2,3,4,5,6,7,8), Ground floor: Hall- 01, Covered Parking: LB- 19, UB- 11. B) **Landowner Share:**- 4th floor: 401, 402, 403, 404, 405, 406, 407, 408, 6th floor: 601, 602, 603, 604, 605, 606, 607, 608, 8th floor: 801, 802, 803, 804, 805, 806, 807, 808, SHOPS: 1st floor (1,2,3,4,5,6,7,8), Ground floor: Hall- 02, Covered Parking: LB- 18, UB- 12.

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 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.

3) 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.

4) The above registration is valid for a period of **02 Years 02 Months** as provided in 2(d), 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.

5) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014

6) Open Parking area comes in common area, and as such it cannot be sold.

7) At the project construction site, display of project details on a 5'x 4' board is essential.

8) In case of any papers not found in order, the same should be made available within one month.

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Dated ..01/02/2024.....

Memo NO-RERA/PRO-REG-04/2024..1338
RERA/PRO-REG/Master File/Misc/115/2021

Copy to: Chairman RERA/ Members RERA/ Vastu Vastaya Builder Pvt Ltd

Copy to: Branch Manager Punjab National Bank, Bhusunda, Gaya

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By: Vikas 01/02/2024

Checked by Concerned Technical Person: Vivek prakash 01/02/2024

Checked by Competent Incharge: 01/02/24

Rechecked by Senior Incharge: 01/02/24