



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/Pro/Reg-29/2024(NewProject)/ 1163

Dated ...17-04-2025

ADDENDUM TO 'FORM-C'

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

Project registration no.: **BRERAP00497-008/29/R-1697/2024**

Project Name : **KRISHNA JYOTI HERITAGE**

Project Address: **Mohalla- Nehru Nagar, Mauza- Mainpura, Survey Thana & Pargana Phulwari Sarif, Present Thana- Patliputra, Thana No.- 02, Tauzi No.- 5236, Khata No.- 428, Survey Plot No.- 1681(P), Dist- Patna, Bihar.**

Promoter Name: **Sanrachna Homes Pvt. Ltd.**, a Company having its registered address at-Flat No. 302, Bina Mansion, In Front of Royal King Nageshwar Colony, Boring Road, Patna-800001, Bihar.

As per Joint Share Division Affidavit of Promoter and Landowner 17 flats were in the part of Promoter while 16 flats in the part of Landowner. But only 15 flats of the share of Promoter were mentioned in the RC issued earlier vide Memo No.- RERA/Pro/Reg-29/2024/271 dated- 29/05/2024 and two flats viz. 301 and 302 could not be mentioned.

Flat No 301 and 302 may be treated to be in the share of Promoter, Registration certificate may be treated as amended upto this extent.

Promoter shall upload the addendum on the webpage of the project on the website of RERA, Bihar.

Remaining part of the certificate will remain same and unchanged.

This is issued with the approval of Competent Authority.



Signature and Seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.- RERA/Pro/Reg-29/2024(NewProject)/ 1163

Dated:- 17-04-2025

Copy to:- **Promoter Name-** Sanrachna Homes Pvt. Ltd., **Address-** Flat No. 302, Bina Mansion, In Front of Royal King Nageshwar Colony, Boring Road, Patna-800001, Bihar. **Email ID-** sanrachnahomes@gmail.com.

Copy to:- **Branch Manager-** Canara Bank, 1967-Boring Road, Patna.

-For information and needful please.

Dated:-

Place:-Patna, Bihar



Signature and Seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.- RERA/Pro/Reg-29/2024(NewProject)/ 1163

Dated:- 17-04-2025

Remaining part of the certificate will remain same and unchanged.

Copy to:- IT Consultant/ Concerned Technical Officer for uploading it on web portal and forwarding a copy to concerned Promoter through mail.



Signature and Seal of the Authorized Officer
Real Estate Regulatory Authority

Ar. Mona Kaushiki
17/4/25

Checked by Concerned Technical
Ar. Mona Kaushiki

Person Rechecked by Concerned Incharge
Sri Umesh Kumar Sinha

Rechecked by Senior Incharge
Sri K.K. Shrivastava
17/4/25

issued earlier vide Memo No.- RERA/Pro/Reg-29/2024/271
dated- 29/05/2024



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/PRO-REG-29/2024/ 271

Dated ..29.05.2024

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 : **BRERAP00497-008/29/R- 1697/2024**

Project Name : **KRISHNA JYOTI HERITAGE(New Project- Residential Building (B+G+6), Total nos. of flats = 33 Flats)** Project Address : **Mohalla- Nehru Nagar, Mauza- Mainpura, Survey Thana & Pargana Phulwari Sarif, Present Thana- Patliputra, Thana No.- 02, Tauzi No.- 5236, Khata No.- 428, Survey Plot No.- 1681(P), Dist- Patna, Bihar (Khesra/ Plot No- 1681 (P), Khata No.- 428, Thana.no.- 02, Mauza- Mainpura), Total Net plot area as per Sanctioned map= 1418.60 Sq.m.), Sub division/District : **Patna****

1. A Company - **Sanrachna Homes Pvt. Ltd.** having its registered office at- **Flat No. 302, Bina Mansion, In Front of Royal King Nageshwar Colony, Boring Road, Patna-800001, Bihar**
2. This authority has granted this registration subject to the following conditions:-
 - 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 (**Canara Bank, Branch Name- 1967- Patna, Boring Road, Account No.-120026490744, IFSC Code-CNRB0001967**) 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 08 Months** commencing from **29/05/2024**..... And ending with **30/01/2028**.
 - 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: ..29.05.2024

Place: ..Patna..

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



NOTE:

1) Distribution of shares in the units of Project is as follows based on the Affidavit submitted jointly by both the Promoter and land owner/s:

A) **Promoter's Share (Flats= 17 nos. & Parking= 17 nos.):**-Flat nos.- 203, 303, 304, 305, 401, 402, 403, 404, 405, 501, 502, 503, 505, 601, 603, 08 Nos. of Parking space at Ground floor & 09 Nos. of Parking space at Basement floor.

B) **Landowner's share (Flats= 16 nos. & Parking= 17 nos.):**-Flat nos.- 101, 102, 103, 104, 105, 106, 201, 202, 204, 205, 206, 306, 406, 504, 506, 604, 08 Nos. of Parking space at Ground floor & 09 Nos. of Parking space at Basement floor.

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) The above registration is valid for a period of **03 Years 08 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-2014, as amended from time to time, 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 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, as amended from time to time.

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 5'x 4' board is essential.

7) In case of any document found to be not in order, the same should be made available immediately.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Dated ..29.5.2024

Memo NO-RERA/PRO-REG-29/2024/271.
RERA/Pro/Reg-29/2024(New Project)

Copy to: 1. **Promoter Name-** Sanrachna Homes Pvt. Ltd., **Address-** Flat No. 302, Bina Mansion, In Front of Royal King Nageshwar Colony, Boring Road, Patna-800001, Bihar (**Email-** sanrachnahomes@gmail.com)

Copy to: **Branch Manager-** Canara Bank, 1967- Boring Road, Patna.

-For information and needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Ar. Mona Kaushiki
29/05/2024

Checked by Concerned
Technical Person Ar. Mona Kaushiki

Rechecked by Concerned
Incharge Umesh Kumar Sinha

Rechecked by
Senior Incharge Sri Mithilesh K. Shukla