



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/Pro/Reg-75/2023(NewProject)/ 530

Dated ....09/09/2024

## 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.: **BRERAP12310-001/75/R-1587/2023**

Project Name : **M S DARBI**

Project Address: **Mainpura, Plot No-248, Danapur, Patna**

Promoter Name: **MANJUSUDHA DEVCON PRIVATE LIMITED**, a Company having its registered address at- S/oRiksheshwarSah, Chandan Hero Service Centre Adarsh Colony BhoothNath Road, Agamkuan, Bahadurpur, Patna, 800026.

The registration Certificate issued earlier vide Memo No.-RERA/Pro/Reg-75/2023/345dated-14/07/2023,bears Project's RERA Bank account details as- Indusind Bank, Branch name- Kanti Factory Road, Patna, Account no.-259343277781, IFSC Code- INDB0001534, **whereas it has been amended as following Bank account details- 'Axis Bank, Branch name- Kumhrar branch, Patna, Account no.- 923020068210328, IFSC Code- UTIB0002848.'**

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.-RERA/Pro/Reg-75/2023(NewProject)/ 530

Dated:- ....09/09/2024

Copy to:- **Promoter Name-** Manjusudha Devcon Private Limited, **Address-** S/o Riksheshwar Sah, Chandan Hero Service Centre Adarsh Colony BhoothNath Road, Agamkuan, Bahadurpur, Patna, 800026, **Email ID-**manjusudhadevcon@gmail.com.

**The Branch Manager-**Axis Bank, Kumhrar Branch, Patna.

-For information and needful please.

Dated:- 09.09.2024

Place:-Patna, Bihar



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo No.-RERA/Pro/Reg-75/2023(NewProject)/ 530

Dated:- ....09/09/2024

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



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Ar. Mona Kaushiki  
09/09/2024

Checked by Concerned Technical Person

Ar. Mona Kaushiki

Rechecked by Concerned Incharge

Sri Umesh Kumar Sinha

Rechecked by Senior Incharge

Sri K.K. Shrivastava

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
4<sup>TH</sup> /6<sup>TH</sup> 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 : BRERAP12310-001/75/R-1587/2023  
Project Name : M S Darbi (New Project-Residential Project)-(G+4 , Total No of flats-28), Project Address : Mainpura, Plot No-248, Danapur, (Khesra/ Plot No- 248, Khata No.-93, Thana No-24, Mauza- Mainpura Shankar), (Total Area of Land-1296.78 Sq. M).  
Sub division/District : Danapur, Dist.- Patna

1. A Company Firm- Manjusudha Devcon Private Limited having its registered office at S/O Riksheshwar Sah, Chandan Hero Service Centre Adarsh Colony Bhooth Nath Road, Agamkuan, Bahadurpur, Patna-800026

2. This registration is granted subject to the following conditions, namely :-
- 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] ;
  - 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;
  - 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 (Indusind Bank, Branch Name-, Kanti Factory Road, Patna, Account No. 259343277781, IFSC Code INDB0001534) 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;  
The registration shall be valid for a period of 05 Years 00 Months commencing from 14.07.2023 .... And ending with 05/07/2028 (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;
  - 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.
  - 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: 14-7-2023  
Place: Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

**NOTE:**

- 1) There are 16 (sixteen) flats share of promoters i.e, Residential Flat nos.- 104, 105, 106, 107, 204, 205, 206, 207, 304, 305, 306, 307, 404, 405, 406, 407 and corresponding Parking space are exclusively available for marketing and selling by the promoter.
- 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 **05 Years 00 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



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-75/2023./1345  
RERA/PRO-REG/Master File/Misc/115/2021

Dated ..14/07/2023

Copy to: Chairman RERA/ Members RERA/ Manjusudha Devcon Private Limited

Copy to: Branch Manager Indusind Bank, Kanti Factory Road, Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By...  
14/07/2023

Checked By...  
14/7/23

Rechecked By...  
14/07/2023