# REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

रेरा बिहार
RERA BIHAR

Memo No.-RERA/Pro/Reg-165/2023/225 Dated .....06/07/2026

**Addendum to Form C**

This registration is granted under section 5 to the following project under
Project registration number : **BRERAP12345-002/165/R-1631/2024**
Project Name :**Suchita Enclave(New Project)**
Promoter Name : **Disha Abhyudaya Builders Private Limited**

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO/REG-165/2023/07, dated:05.01.2024 bears Distribution of shares in the units of project:-

| PROMOTER SHARE | LANDOWNER SHARE |
|---|---|
| 1st Floor- 103, 104, 107, 108.<br>2nd Floor- 203, 204, 207, 208.<br>3rd Floor- 301, 302, 305, 306.<br>4th Floor- 401, 402, 405, 406. | 1st Floor- 101, 102, 105 & 106,<br>2nd Floor- 201, 202, 205 & 206,<br>3rd Floor- 303, 304, 307 & 308,<br>4th Floor-403, 404, 407 & 408 |

Whereas it has been amended as:-

| PROMOTER SHARE | LANDOWNER SHARE |
|---|---|
| 1st Floor- 103, 104, 106, 108.<br>2nd Floor- 203, 204, 206, 208.<br>3rd Floor- 301, 302, 305, 306, 308<br>4th Floor- 401, 402, 405. | 1st Floor- 101, 102, 105 & 107,<br>2nd Floor- 201, 202, 205, 207<br>3rd Floor- 303, 304, 307.<br>4th Floor- 406, 403, 404, 407 & 408 |

Remaining part of the certificate will remain same and unchanged.
This issues with the approval of Competent Authority.

Sd/-
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Dated .....06/07/2026

Memo No.-RERA/Pro/Reg-165/2023/225
RERA/Pro/Reg-151/2024(NewProject)
Copy to: 1. **Promoter Name**-Disha Abhyudaya Builders Pvt. Ltd., **Address**-Flat No. 201 R.P. Enclave, Khaitan lane, West Boring Canal Road, Patna-800001, (**Email**-kjdishaconstruction@gmail.com)
Copy to: 2. **Branch Manager**-ICICI Bank, S.K. Puri, Boring Road, Patna.
-For information and needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Dated .....06/07/2026

Memo No.-RERA/Pro/Reg-165/2023/.....225
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 concerned Promoter through email.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Checked by Concerned
Technical Person Sri Vivek Prakash 6/7/26

Rechecked by Concerned
Incharge Sri U. K. Sinha 06/7/26

Rechecked by
enior Incharge Sri K. K. Shrivastava 6/7/26

# 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 : **BRERAP12345-002/165/R-1631 /2024**

Project Name : **Suchita Enclave (New Project-Group Housing Project (G+4, Total No of Flats-32),** Project Address : **Kamtachak, Ektapuram, Jaghanpura (Khesra/ Plot No- 261, 262 Khata No.- 31, Thana No-103, Mauza- Kamtachak), (Total Net Plot Area of Land-1251.25 Sq. M).**

Sub division/District : **Sampatchak, Dist.- Patna**

1. **A Company - Disha Abhyudaya Builders Private Limited. having its registered office at Flat No. 201 R.P. Enclave, Khaitan lane, West Boring Canal Road, Patna-800001**
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 (**ICICI Bank**, Branch Name– **S.K. Puri, Boring Road, Patna,** Account No. **040405011134** , IFSC Code : **ICIC0000404**) 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 **03 Years 08 Months** commencing from. 05/01/2024..... And ending with **31/08/2027** (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:...05/01/2024
Place:.....Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

**NOTE:**

1) A) There are 16 (Sixteen) flats in share of Promoter i.e, 1st Floor- 103, 104, 107, 108, 2nd Floor- 203, 204, 207, 208, 3rd Floor- 301, 302, 305, 306, 4th Floor- 401, 402, 405, 406 exclusively available for marketing and selling by the promoter. B) Landowner Share- There are 16 (Sixteen) flats in share of landowner i.e 1st floor: 101, 102, 105, 106, 2nd floor: 201, 202, 205, 206, 3rd floor: 303, 304, 307, 308, 4th floor: 403, 404, 407, 408

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 **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 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.**

**9) Promoter will submit the required Vanshawali as soon as issued by concerned C.O. Officer.**

REAL ESTATE REGULATORY AUTHORITY * RERA * BIHAR-PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-165/2023.107.. Dated ....05/01/2024.....
RERA/PRO-REG/Master File/Misc/115/2021

Copy to: Chairman RERA/ Members RERA/ Disha Abhyudaya Builders Private Limited

Copy to: Branch Manager ICICI Bank, S.K. Puri, Boring Road, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... Checked by Concerned Technical Person..... Checked by Concerned Incharge..... Rechecked by Senior Incharge.....