



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/Pro/Reg-56/2024 (New Project)/1035

Dated10/03/25

CORRIGENDUM 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.: **BRERAP12755 001/56/R-1702/2024**

Project Name : **77 Degree Resort**

Project Address: **Mauza- Digha, (Khesra/ Plot No- 1403(P), 1400, 1402, 1406 (P), 1399 (P), 1404 (P), Khata No.- 1913,1927,1902, 756, 1913,757, Thana no.-01), Dist.- Patna, Bihar.**

Promoter's Name: **Durga Urban And Leasing LLP** having its registered office at **Near Pusp Vihar, 1st Floor, Durga Kunj, Patna, Bihar-800001.**

The registration Certificate issued earlier vide Memo No.-RERA/PRO/Reg-56/2024/304 dated-07/06/2024, bears Promoter's share-2nd floor; Flat No.- A1, **whereas it has been amended as following 'Promoter & Landowner share division':-2nd floor; Flat No.- A2, will be in the Promoter's Share and 2nd floor; Flat No.- A1 would continue to be part of landowner's Share.**

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-56/2024(New Project)/1035 Dated:-10/03/2025

Copy to:-

1. **Promoter's Name-** Durga Urban And Leasing LLP, **Address-** Near Pusp Vihar, 1st Floor, Durga Kunj, Patna, Bihar-800001, (**Email-** durga77degree@gmail.com)
2. **The Branch Manager-** State Bank of India, SME Dakbungalow Branch
-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-56/2024(New Project)/1035

Dated:-10/03/2025

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

Vivek Prakash
10/3/25

Checked by Concerned
Technical Person Sri Vivek Prakash



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Checked by Concerned
Incharge Sri U. K. Sinha



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/Pro/Reg-56/2024 (New Project)/ 822

Dated ...27-11-2024

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.: **BRERAP12755 001/56/R-1702/2024**

Project Name : **77 Degree Resort**

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

Promoter Name: **DURGA URBAN AND LEASING LLP**, a Limited Liability Partnership having its registered address at-Near PuspVihar, 1st Floor, Durga Kunj, Patna, 800001.

The registration Certificate issued earlier vide Memo No.- RERA/Pro/Reg-56/2024/304 dated-07/06/2024, bears Project's RERA Bank account details as-ICICI Bank, Branch name- Shahi Bhawan, Ground floor, Exhibition Road, Patna, 800001, Account no.-625905053251, IFSC Code- ICIC0006259, **whereas it has been amended as following Bank account details- 'State Bank of India, Branch name- SME Dakbunglow Branch, Patna (04232), Account no.- 43253705956, IFSC Code- SBIN0004232'.**

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-56/2024 (New Project)/ 822 Dated:- 27-11-2024

Copy to:- i) **Promoter Name-** DURGA URBAN AND LEASING LLP, **Address-** Near PuspVihar, 1st Floor, Durga Kunj, Patna, 800001, **Email ID-** durga77degree@gmail.com.

ii) The Branch Manager: State Bank of India, SME Dakbunglow Branch, Patna (04232)

-For information and needful please.

Dated:- 27-11-2024

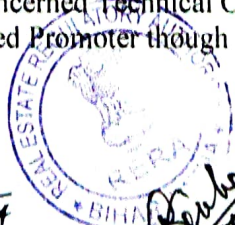
Place:-Patna, Bihar



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.-RERA/Pro/Reg-56/2024 (New Project)/ 822 Dated:- 27-11-2024.

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
27/11/2024

Checked by Concerned Technical Person
Ar. Mona Kaushiki

Rechecked by Concerned Incharge
Sri Umesh Kumar Sinha

Rechecked by Concerned Incharge
Sri K.K. Shrivastava



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/PRO-REG-56/2024/ 304

Dated ...07/06/2024

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

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

Project registration number : BRERAP12755 001/56/R- 1702 /2024

Project Name : 77 Degree Resort, (New Project-Residential Development-(Main Building:B+G+14(Total no. of Apartments: 78), EWS Building: G+5 (Total no. of Units: 62)),

Project Address : Thana - DighaMauza -Digha, Patna Bihar(Khesra/ Plot No-1403(P), 1400, 1402, 1406 (P), 1399 (P), 1404 (P), Khata No.-1913,1927,1902, 756, 1913 ,757, Thana No- 01, Mauza-Digha), (Net plot area of land-8723.64 sq.m.Sub division/District:/ Patna.

1. A company- DURGA URBAN AND LEASING LLP.having its registered office at Near PuspVihar, 1st Floor, Durga Kunj, Exhibition Road, Doomri Kothi Compound, Patna, Bihar-800001.
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 (ICICI Bank, Branch Name- Shahi Bhawan Ground Floor Exhibition Road Patna 800001., Account No. **625905053251**, IFSC Code : ICIC0006259) 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 Section 4;
 - d. The registration shall be valid for a period of 04Years 10Months commencing from 07/06/2024..... And ending with 19/03/2029.
 - e. The promoter shall comply with the provisions of the Act and the Rules and Regulations made thereunder; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and Development) Rules, 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 thereunder.

Dated: ...07.6.2024

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 landowner/s:

(A) Promoter's Share:-Main Building- 1st B1, B2 2nd A1, B1, B3 3rd A1, A3, B2 4th A2, B1, B3 5th B1, B2, B3 6th A1, A2, A3 7th A1, A2, A3, B1, B2, B3, 8th B1 9th A1, A3, B1, B2, B3 10th A1, B1, B2, B3 11th A1, A3 12th A2, B2 13th A2, B2, 14th B2, Parking space Basement- 60 Parking Space Stilt-21, Private Terrace-2. **EWS Building-Ground-** 6, 7, 8, 1st 13, 14, 15, 16, 2nd 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 3rd 6, 7, 8, 4th 1, 2, 3, 4, 5, 5th 1, 4, 6, 8, Basement Parking- NIL, Two Wheeler Parking-50.

(B) Landowner's Share:-Main Building- 1st A2, A3, 2nd A1, A3, B2, 3rd A2, B1, B3, 4th A1, A3, B2, 5th A1, A2, A3, 6th B1, B2, B3, 8th A1, A2, A3, B2, B3, 9th A2, 10th A2, A3, 11th A2, B1, B2, B3, 12th A1, A3, B1, B3, 13th A3, B1, 14th A2, A3, B1, Parking space Basement-61, Parking Space Stilt-15, Private Terrace-2, EWS Building-Ground-3, 4, 5, 1st 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 2nd 14, 15, 16, 3rd 1, 2, 3, 4, 5, 4th 6, 7, 8, 5th 2, 3, 5, 7, Basement Parking- NIL, Two Wheeler Parking-45.

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 of title or interest of the plot over which plan is approved.

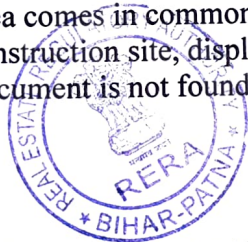
3) The above registration is valid for a period of **04 Years 10 Months** as provided in 2(d), subject to the condition that the promoter shall get the project's map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws-2014, as amended from time to time, and resubmit the same to the RERA, Bihar. Failure to submit 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 Certificate 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 is not found to be in order, the same should be made available immediately.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Dated ... 07/06/2024

Memo NO-RERA/PRO-REG-56/2024/... 304

RERA/Pro/Reg-56/2024 (New Project)

Copy to: 1. **Promoter's Name-** Durga Urban And Leasing LLP, **Address-** Near PuspVihar, 1st Floor, Durga Kunj, Exhibition Road, Doomri Kothi Compound, Patna, -800001, (Email- durga77degree@gmail.com)

Copy to: **The Branch Manager-** ICICI Bank, Shahi Bhawan Ground Floor Exhibition Road Patna 800001.

-For information and needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Checked by Concerned
Technical Person Sri Rahul Kumar Sah

Rechecked by Concerned
Incharge Sri U. K. Sinha

Rechecked by
Senior Incharge Sri M. K. Shukla