

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 : BRERAP12499-001/170/R-1626/2023

Project Name : Abdul Sattar Mall (ABS MALL) (New Project-Commercial Development-(2B+G+8, Total No of Shops- 54, Anchor Shop-02, Gaming Zone-01, The Food Court Consist-of 12 Stalls, Multiplex-01 (2 Screens, 5th and 6th floor), Hotel- 01 (07th and 08th), Project Address : Sattar Cold Storage, Pillar No-22, Opp. Reliance Smart Bazar, Khajpura, Patna (Khesra/ Plot No. 1011, 1008, 1009 Khata No.- 173 & 221, Thana No-11, Mauza- Khajpura), (Total Area of Land-2366.74 Sq. M). Sub division/District : Patna

1. A Partnership Firm- Anubhav Constructions, having its registered office at G2, Ground Floor, Anubhav Vihar, Bailey Road, Raja Bazar, Patna- 800014
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 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 (**Indian Bank, Branch Name- Sheikhpura Branch, Patna, Account No. 7581568390, IFSC Code : IDIB000P615**) 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;
 - d. The registration shall be valid for a period of 04 Years 07 Months commencing from 13/12/2023..... And ending with 25/07/2028 (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;
 - 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: 13/12/2023

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

- 1) Promoter Share:- Ground Floor- Shop No.-7,8,9,10,11,12, 1st Floor- Shop No.-17,18,19,20, Anchor Shop-01, 2nd Floor- Shop No.- 30,31,32,33,34,35,36,37, 3rd Floor- Shop No.- 46,47,48,49,50,51,52,53,54, 4th floor- Food Court - 6,7,8,9,10,11,12, Game Zone - 205.59 Sqm. (50%), 5th floor & 6th floor- Multiplex - 01, 7th Floor- Hotel- 7,8,9,10,11,12,13,14 & 1 Suit, 8th floor- Hotel- 23,24, Open space - 50% of open space exclusively available for the promoter for their selling and marketing.
- 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 **04 Years 07 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

Dated ...13/12/2023

Memo NO-RERA/PRO-REG-170/2023.1.507
RERA/PRO-REG/Master File/Misc/115/2021

Copy to: Chairman RERA/ Members RERA/ Anubhav Constructions

Copy to: Branch Manager Indian Bank, Sheikhpura Branch, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By: L. S. Singh
Checked by Concerned Technical Person: Aditya

12/12/2023

13/12/2023

Checked by Concerned Incharge: Aditya

Rechecked by Senior Incharge: Aditya

13/12/23



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
Addendum to Form C

This registration is granted under section 5 to the following project under
 Project registration number : **BRERAP12499-001/170/R-1626/2023**
 Project Name : **ABDUL SATTAR MALL (ABS MALL)**
 Promoter Name : **ANUBHAV CONSTRUCTIONS**

Corrigendum certificate issued earlier by the Authority vide Memo No. RERA/PRO-REG-170/2023/507 dated 13.12.2023 bears Accounts Details "**Bank Name- Indian Bank, Branch Name- Sheikhpur Branch, Patna, Account No - 7581568390, IFSC- IDBI000P615**", whereas it has been amended as per SOP issued vide memo no.-1152, dated - 20/12/2024.

The details of all the three bank account are as follows:

The promoter has opened three bank account on the name of the project Anubhav Constructions-Abdul Sattar Mallin Federal Bank, Branch Name- Raja Bazar, Patna., IFSC Code : FDRL0001923, (1) **RERA Master Account (100%) A/C No.- 19230200006239** (wherein full amount collected for the real estate project from the allottees time to time) (2) **RERA Project Account (70%), A/C No.- 19230200006395** (wherein seventy percent of the amount realized from allottees will be automatically transferred by the Bank 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) (3) **RERA Promoter Account (30%), A/C No.- 19230200006403** (wherein thirty percent of the amounts realized for the real estate project from the allottees, from time to time received in RERA Master Account shall be deposited in RERA promoter Account).

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-170/2023./1.2.29

Dated ...12/06/2025

Copy to:

- 1) Anubhav Constructions, G2, Ground Floor, Anubhav Vihar, Bailey Road, Raja Bazar, Patna-800014
 (Email- anubhav.const007@gmail.com)
- 2) Branch Manager Federal Bank, Raja Bazar, Patna.
 -for information & needful please.

Signature and seal of the Authorized Officer
 Real Estate Regulatory Authority



Aditya Shashank
 12/06/2025
 Checked by Concerned
 Technical Person Sri Aditya Shashank

Devi
 12/6/25
 Checked by Concerned
 Incharge Sri U. K. Sinha

K. Srivastava
 12/6/25
 Rechecked by
 Senior Incharge Sri K.K. Srivastava

Memo No.-RERA/Pro/Reg-170/2023./1229

Dated12/06/2025

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 Promoter concerned by email.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Aditya Shashank
12/06/2025
Checked by Concerned
Technical Person Sri Aditya Shashank

U. K. Sinha
12/06/25
Checked by Concerned
Incharge Sri U. K. Sinha

K. K. Srivastava
12/06/25
Rechecked by
Senior Incharge Sri K.K. Srivastava