



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/Pro/Reg-193/2024 (New Project)/876

Dated ...17/02/2025

ADDENDUM TO 'FORM-C'

The registration Certificate issued earlier vide Memo No.- RERA/PRO/Reg-193/2024/258 dated-10/01/2025, stands amended to the extent that Ground floor: G-1 of Block-B, with 01 Parking Space, will be in common Share of Landowner and Promoter (Builder). Also, Promoter is directed that, s/he would inform all the allottees about the addendum issued and in all future advertisements and project related documents that same would be mentioned.

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-193/2024 (New Project)/876

Dated:-17/02/2025

Copy to:-

1. **Promoter's Name-** Accocca Developers Private Limited, **Address-** C/O- Ajay Kumar Singh, Mangal Market, Raja Bazar, Patna, (**Email-** accoccadevelopers@gmail.com)
2. **The Branch Manager-** Indusind Bank, Boring Road, Patna.

-For information and needful please.

Dated:- 17-02-2025

Place:-Patna, Bihar



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.- RERA/PRO/Reg-193/2024 (New Project)/876

Dated:- ...17/02/2025

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. M. Kaushiki
17/02/25

Checked by Concerned Technical Person - Er. Vivek Prakash

Rechecked by Concerned Incharge
Sri Umesh Kumar Sinha

Rechecked by Senior 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-193/2024/ 258

Dated ..10/01/2025

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: BRERAP12502-2/193/R-1795/2024

Project Name : Maa Sabuja Residency, [New Project- Residential Development; Block A: G+4- (No. of flat- 24); Block B: G+4- (No. of flat- 33)], Project Address: Mauza- Jamsaut, (Khesra/ Plot No-2082, Khata No.-180, Thana no.- 30), (Net plot area of land- 2355.22 Sq. M), Sub division/District: Patna, Bihar.

1. A Company- Accocca Developers Private Limited having its registered office C/O- Ajay Kumar Singh, Mangal Market, Raja Bazar, Patna, 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 percent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (**Indusind Bank, Branch Name-Boring Road, Patna, Account No.- 251029470072, IFSC Code: - INDB0000393**) 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 4 Years 05 Months commencing from 10/01/2025 And ending with 04/05/2029.
 - 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: 10/01/2025
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:-BLOCK A: 2nd floor: 201, 202, 203, 204, 205, 206, 4th floor: 401, 402, 403, 404, 405, 406

No. of Parking: 12; BLOCK B: 1st floor: 101, 102, 103, 104, 105, 106, 107, 108, 3rd floor: 301, 302, 303, 304, 305, 306, 307, 308, No. of parking: 16

(B) Landowner's share:-BLOCK A: 1st floor: 101, 102, 103, 104, 105, 106, 3rd floor: 301, 302, 303, 304, 305, 306, No. of Parking: 12; BLOCK B: Ground floor: G-1, 2nd floor: 201, 202, 203, 204, 205, 206, 207, 208, 4th floor: 401, 402, 403, 404, 405, 406, 407, 408, No. of Parking: 16.

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 revocation 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 05Months** as provided in condition number 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.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.-RERA/Pro/Reg-193/2024/...258.
RERA/Pro/Reg-193/2024 (New Project)

Dated ...10/01/2025

Copy to:

1. **Promoter's Name-** Accocca Developers Private Limited, **Address-**C/O- Ajay Kumar Singh, Mangal Market, Raja Bazar, Patna, (**Email-**accoccadevelopers@gmail.com)

2. **The Branch Manager-**Indusind Bank, Boring Road, Patna.

-For information and needful please.

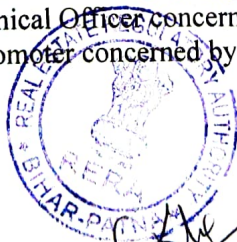


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.-RERA/Pro/Reg-193/2024/...258

Dated ...10/01/2025

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

Checked by Concerned
Technical Person Sri Vivek Prakash

Rechecked by Concerned
Incharge Sri U. K. Sinha

Rechecked by
Senior Incharge Sri K. K. Shrivastava