REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.- RERA/Pro/Reg-188/2023/ 392 **Dated** 03/11/2026

Corrigendum to Form C

Reference:
Project Registration No.: BRERAP12525-003/188/R-1725/2024
Project Name: Gardenia (New Project)
Promoter Name: Quick And Quality Construction Pvt. Ltd.

With reference to above the Registration Certificate (Form 'C') issued by the Authority vide Memo No. RERA/PRO-REG-188/2024/399 dated 05.07.2024, in respect of the above-mentioned project, the particulars of the land relating to the **Khata Number and Thana Number** are hereby corrected as follows:

- **Khata Number:** The existing entries 218, 242 and 239 shall be read as **300**.
- **Thana Number:** The existing entry 300 shall be read as **123/1**.

Accordingly, the above corrections shall be incorporated in the Registration Certificate (Form 'C'). All other particulars and conditions of the Registration Certificate shall remain unchanged.

This corrigendum is issued with the approval of the Competent Authority.

3/11/26

Signature and Seal of the Authorised Officer
Real Estate Regulatory Authority, Bihar

Memo No.: RERA/PRO-REG-188/2023/ 392 **Date:** 03/11/2026

Copy forwarded to:

1. **Quick And Quality Construction Pvt. Ltd.**, Ground Floor, Vasudeo City, Benibabu Bagicha, Opposite Rajhans Guest House, Patna–800001 (Email: mailme.prabhak@gmail.com), for information and necessary action.
2. **The Branch Manager, Indian Overseas Bank, Purnea, Bihar**, for information and necessary action.

3/11/26

Signature and Seal of the Authorised Officer
Real Estate Regulatory Authority, Bihar

Memo No.: RERA/PRO-REG-188/2023/ 392 **Date:** 03/11/2026

Copy forwarded to the IT Consultant/Technical Officer concerned for uploading the corrigendum on the RERA Portal and forwarding a copy to the promoter through email.

3/11/26.

Signature and Seal of the Authorised Officer
Real Estate Regulatory Authority, Bihar

Vivek prakash 3/11/26

Checked by
Technical Person Vivek Prakash,

2.11.26

Rechecked by
In-charge Sri Umesh Kumar Sinha,

K Srivastava 3/11/26

Rechecked by
Senior In-charge Sri K. K. Srivastava

File No. RERA/Pro/Reg-188/2023(NewProject) (Computer No. 334309)
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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-188/2024/1058 Dated ..20/03/2025

ADDENDUM TO FORM 'C'

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

Project registration number : **BRERAP12525-003/188/R- 1725/2024**

Project Name : **Gardenia[New Project-Residential Project (B+G+3)], No. of flats- 13**

Project Address : **Mauza- Madhubani, Mohalla - Bhatta Bazaar Bengali Tola, Purnea, Bihar[Plot no.- 263, Khata No.- 218, 242 & 239, Thana no.- 300, Mauza- Madhubani, Jamabandi no.- 952, 953, Tauzi no.- 8/5, Thana no.- 123/2, Thana- Khajanchi Hat, District- Purnea], Total Plot Area as per sanctioned map as per site= 644.80 sq.m.** Sub division/District: **Purnea.**

A Company– Quick And Quality Construction Pvt. Ltd., having Its Registered Office at **Ground Floor, Vasudeo City, Benibabu Bagicha, Opp- Rajhans Guest House, Patna- 800001.**

"Promoter would start construction work only after the revised map be issued by Purnea Municipal Corporation to the Promoter".

Corrigendum issued by Purnea Nagar Nigam verifying the area of the plot in the sanctioned map, Net Plot area mentioned in the Form C issued vide Memo No. RERA/PRO-REG-188/2024/399 dated 05.07.2024 is hereby amended to 15.825 Dismil ~ 640.28Sqm and the condition as mentioned in Note 8 of Form C i.e. would be treated as complied.

Remaining part of the certificate will remain unchanged.

This issues with the approval of Competent Authority.

20/03/25

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-188/2024/1058 Dated ..20/03/2025
RERA/Pro/Reg-188/2023(NewProject)

Copy to: 1. **Promoter's Name**-Quick And Quality Construction Pvt. Ltd., **Address**-Ground Floor, Vasudeo City, BenibabuBagicha, Opp- Rajhans Guest House, Patna-800001, (**Email**-mailme.prabhak@gmail.com)

Copy to: **TheBranch Manager**-Indian Overseas Bank,Purnea (Bihar).
-For information and needful please.

20/03/25

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-188/2024/1058 Dated ..20/03/2025

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.

20/03/25

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Vivek Prakash 20/3/25
Checked by Concerned Technical Person-
Vivek Prakash

Rechecked by Concerned Incharge-
Sri Umesh Kumar Sinha

20/3/25
Rechecked by Senior Incharge-
Sri K.K. Srivastava

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-188/2024/999 Dated 05/07/2024.

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 : **BRERAP12525-003/188/R-1725/2024**

Project Name : **GARDENIA [New Project- Residential Project (B+G+3)], Total no. of flats = 13 Flats,**

Project Address : **Mauza- Madhubani, Mohalla - Bhatta Bazaar Bengali Tola, Purnea, Bihar [Plot no.- 263, Khata No.- 218, 242 & 239, Thana no.- 300, Mauza- Madhubani, Jamabandi no.- 952, 953, Tauzi no.- 8/5, Thana no.- 123/2, Thana- Khajanchi Hat, District- Purnea], Total Plot Area as per sanctioned map as per site= 644.80 sq.m.**

Sub division/District : **Purnia (Purnea)**

1. **A company– Quick And Quality Construction Pvt Ltd, having its registered office at Ground Floor, Vasudeo City, Benibabu Bagicha, Opp- Rajhans Guest House, Patna- 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 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 **(Indian Overseas Bank**, Branch Name- **Purnia (Bihar),** Account No.- **219202000000486,** IFSC Code- **IOBA0002192**) 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 02 Months** commencing from **05/07/2024** and ending with **15/07/2027.**
   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: 05-7-2024
Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

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:-** Flat nos.-G01, 101, 104, 301, 302, 303, 304 and Parking nos- G1, G2, G5, B1, B2, B3 & B7. (B) **Landowner's Share:-** Flat nos.- 102, 103, 201, 202, 203, 204 and Parking nos.-G3, G4, G6, B4, B5, B6 & B8

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 **03 Years 02 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.

8) Registration of the project is approved subject to the condition that Promoter would start construction work only after the /revised map is issued by Purnea Municipal Corporation to the Promoter.

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-188/2024/.999.. Dated ..05/07/2024..
RERA/Pro/Reg-188/2023(NewProject)

Copy to:

1. **Promoter's Name- Quick And Quality Construction Pvt Ltd, Address-** Ground Floor, Vasudeo City, Benibabu Bagicha, Opp- Rajhans Guest House, Patna-800001, (**Email-** mailme.prabhak@gmail.com)

2.**The Branch Manager-** Indian Overseas Bank, Purnia (Bihar). -For information and needful please.

3. **Comissioner, Purnea Municipal Corporation, Purnea** with the request that they would ensure that the work would start only after issuance of revised map and also ensure that there is no deviation in the construction that would take place.

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-188/2024/.999.. Dated ..05/07/2024..

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.

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Ar. Mona Kaushiki 05/07/24

Checked by Concerned Technical Person- Ar. Mona Kaushiki

05-7-24

Rechecked by Concerned Incharge- Sri Mukesh Kumar Sinha

05/7/24

Rechecked by Senior Incharge- Sri Mithilesh K. Shukla