



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

Corrigendum

This registration is granted under section 5 to the following project under

Project registration number : BRERAP12587-001/62/R-1707/2024

Project Name : PALLADIUM (New Project)

Promoter Name : Ram Mertiya Developers Private Limited.

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-62/2024/311 dated 10.06.2024 bears Project Name PALLADIUM (Residential B+G+6), whereas it has been amended as "PALLADIUM (Commercial B+G+6)".

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-62/2024/...286

Dated10/01/2025

Copy to:

- 1) **Promoter Name:-** Ram Mertiya Developers Private Limited, **Address:-** Ground Floor, Vasudeo City Opp.- Rajhans Guest House, Chiraiyatand Phulwari Patna BR 800001
(Email-surjeet94@gmail.com)
- 2) Branch Manager-HDFC Bank, Branch Name– Krishnayan, Near Police Check Post, Boring Road, Patna, Bihar-800001.
-for information & needful please



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-62/2024/...286

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

Aditya shashank
10/01/2025
Checked by Concerned
Technical Person Sri Aditya Shashank

Checked by Concerned
Incharge Sri U. K. Sinha

K.K. Srivastava
10/01/25
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

Memo-No.-RERA/PRO-REG-62/2024/...1707

Dated:-...10/06/2024

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 : BRERAP12587-001/62/R-...1707/2024

Project Name : PALLADIUM (Residential B+G+6), Total No of Shops-119, Total No. of Multiplex-4, Total No. of Hotles-02, Project Address : Mohalla-Baagtaaz, Khan Pokhara, (Khesra/ Plot No- 431, 459, 460, 461, K, Kh, Khata No.- 196, 317, & 201, Tana No.- 164, (Total Net Plot Area of Land-6438.89 Sq. M). Sub division/District: , Dist.- Vaishali.

1. A Company - Ram Mertiya Developers Private Limited having its registered office at Ground Floor, Vasudeo City Opp.- Rajhans Guest House, Chiraiyatand Phulwari Patna BR 800001.
2. The authority has granted this registration 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 (HDFC Bank, Branch Name- Krishnayan, Near Police Check Post, Boring Road, Patna, Bihar-800001, Bihar, Account No. 50200092714278, IFSC Code : HDFC0000235) 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 Section4;
 - d. The registration shall be valid for a period of 5 Years 7 Months commencing from 10/06/24..... And ending with 30/11/2029 (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 thereunder; 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 thereunder.



Dated: 10-6-2024

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-62/2024./311.

Dated ...10/06/2024

RERA/Pro/Reg-62/2024(New Project)

Copy to:- (1) **Promoter Name:-** Ram Mertiya Developers Private Limited, **Address:-** Ground Floor, Vasudeo City Opp.- Rajhans Guest House, Chiraiyatand Phulwari Patna BR 800001 (**Email:-** surjeet94@gmail.com)

(ii) **Branch Manager:-** HDFC Bank, Branch Name- Krishnayan, Near Police Check Post, Boring Road, Patna, Bihar-800001.

-for information & needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-62/2024./311.

Dated ...10/06/2024

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.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Aditya Shashank K.
10/06/2024

Checked by Concerned
Technical Person Sri Aditya Shashank

Checked by Concerned
Incharge Sri U. K. Sinha

Rechecked by
Senior Incharge Sri M.K. Shukla