

**भू-सम्पदा विनियामक प्राधिकरण**  
**(REAL ESTATE REGULATORY AUTHORITY, BIHAR)**  
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर  
शास्त्रीनगर, पटना-800023

सं०सं०—RERA/PRO.REG-635/2018/.....

पटना, दिनांक—08.10.2021

प्रेषक:—

प्राधिकृत पदाधिकारी,  
भू-सम्पदा विनियामक प्राधिकरण,  
बिहार, पटना।

सेवा में,

Shree Indrajeet Singh (Director)  
Ashiana Estates Private Limited  
403, Ashiana Tower, Exhibition Road,  
Patna-800001  
Email-id: admin@ashianagroup.com.

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार सs Project: ASHIANA MAJESTIC के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :— Application Id: BRERAP00519-2/635/R-624/2019  
Sir

With regard to your application for second extension of Ashiana Majestic project bearing registration no. BRERAP00519-2/635/R-624/2019, you are directed to submit the following documents

1. Duly approved map.
2. Latest photographs of the project
3. Consent of at least half of the allottees
4. Supplementary development agreement
5. Stage wise time schedule of completion of different works

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**Regards**

**Sd/-**

**Authorised Signatory**

Real Estate Regulatory Authority,  
6th Floor,  
BSBCCL Campus,  
Hospital Road, Shastri Nagar  
Patna-800023,  
Bihar

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> / 6<sup>TH</sup> 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 : BRERAP00519-2/635/R-624/2019  
Project Name : Ashiana Majestic (Ongoing Project)  
Project Address : Boring Road, (Khesra/ Plot No 28 Khata No 547, Thana No 07, Mauza-Dhakanpura), Sub division/District : Patna.

1. Company Ashiana Estates Pvt Ltd. having its registered office at 403, Ashiana Tower, Exhibition Road, Patna-800001
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 (HDFC Bank, Branch Name- Exhibition Road, Patna, Account No. 01862050000063, IFSC Code : HDFC0000186 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 XX years 03 Months commencing from 17/5/2019 And ending with 2019/07/31 (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; including quarterly report of the project.
  - 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 here in, as per the Act and the rules and regulations made there under.

Dated: 17/5/2019

Place: Patna

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



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**NOTE:**

- 1) 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.
- 2) 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.
- 3) The above registration is valid for a period of ~~xx/xx/xx~~ 03/11/19 as provided in 2d, 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.
- 4) Promoter shall ensure compliance to all Nocs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 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 6' x 6' board is essential.


  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-635/2018./..642

Dated 17-5-2019

Copy to: Chairman RERA/ Members RERA/ Ashiana Estates Pvt Ltd

Copy to: Branch Manager HDFC Bank, Exhibition Road, Patna

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By

  
05-02-19

Checked By

  
6/2/2019

Rechecked By

  
14/5/2019



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

## FORM 'F'

[See rule 6(4)]

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6, to the following project:

Project registration number : BRERAP00519-2/635/R-624/2019  
Project Name : Ashiana Majestic (Ongoing Project),  
Project Address : Boring Road (Khesra/ Plot No- 28, Khata No- 547, Thana  
No 07, Mauza- Dhakanpura), Sub division/District : Patna.  
Company Ashiana Estates Pvt. Ltd. having its registered office at 403, Ashiana Tower,  
Exhibition Road, Patna-800001.

1. This extension of registration is granted subject to the following conditions, namely:-

- (i) 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;
- (ii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule 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 (1) of sub-section (2) of section 4;
- (iii) The registration shall be extended by a period of 118/2019/0307/2020 [days / weeks / months] and shall be valid until 30/7/2020.....;
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- (vi) 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: 17/12/2019

Place: Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-635/2018.. / 1.5.23

Dated 17-12-2019

Copy to: Chairman RERA/ Members RERA/ Ashiana Estates Pvt. Ltd.

Copy to: Branch Manager HDFC Bank, Exhibition road, Patna.

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By Devi Prakash  
16.12.19

Checked By J. P. Singh  
16-12-2019

Rechecked By Rai  
17/12/2019

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