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-671-2018../274 Dated 10/08/2026

Addendum to Form-F

[See rule 6(4)]

EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : **BRERAP00036-7/671/R-1203/2021**
Project Name :**Ashirwad Rose Valley (New Project)**
Project Address : **Nasirpur, Tajpur, (Khesra/ Plot No-370, 372, 380(P), 381(P), Khata No.-233, 86, 209, 67, Thana No.-40, Mauza-Nasirpur), Sub division/District : Patna**

1. The registration of the real estate project of M/s Ashirwad Engicon Pvt. Ltd., having its registered office at G-30, Narayan Place, Fraser Road, Dakbunglow Crossing, Patna – 800001, is hereby extended subject to the following terms and conditions:

(i) This extension is granted in continuation of Memo No. RERA-Pro-reg-671-2018/1409 dated 05.11.2025, whereby the registration of the project had been extended for the period from 01.10.2025 to 12.06.2026, in accordance with the validity of the sanctioned building plan.

(ii) The promoter has subsequently submitted a revised sanctioned building plan valid up to 11.08.2028. Accordingly, the registration of the project is hereby further extended up to 30.09.2027, in accordance with the revised date of completion declared on affidavit in Form B submitted along with the application for extension.

(iii) All other terms and conditions stipulated in Memo No. RERA-Pro-reg-671-2018/1409dated 05.11.2025 shall remain unaltered and shall continue to be binding upon the promoter.

(iv) The promoter shall comply with all the provisions of the Real Estate (Regulation and Development) Act, 2016, the Bihar Real Estate (Regulation and Development) Rules, 2017, the regulations framed thereunder, and all the terms, conditions, directions, and obligations contained in the Registration Certificate already issued for the project.

(v) The promoter shall ensure compliance with all other applicable laws, rules, regulations, and statutory requirements in force from time to time in relation to the project.

(vi) In the event of non-compliance with any of the above conditions or any provision of the Act, the Rules, or the Regulations made thereunder, the Authority shall be at liberty to initiate appropriate proceedings against the promoter, including revocation of the registration granted herein, in accordance with the provisions of the Act.

This is issued with the approval of the Competent Authority.

Dated:..10/8/2026

Place:...Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA-Pro-reg-671-2018..1274 Dated ...10/08/2026

Copy to:-

(1) **Promoter's Name**:- Ashirwad Engicon Pvt. Ltd., Address- G-30, Naravan Place, Fraser Road, Dakbunglow Crossing, Patna-800001. (Email- ashirwadepl@gmail.com)

(ii) **The Branch Manager**:- Branch Name– Indian Overseas Bank, Exhibition Road, Patna.
-for information & needful please.

Memo NO-RERA-Pro-reg-671-2018..1274 Dated ...10/08/2026

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 10/08/2026
Checked by Concerned
Technical Person Sri Aditya Shashank

Checked by Concerned
Incharge Sri U. K.Sinha

Rechecked by 10/8/26
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-671-2018.../1409 Dated ...05-11-2025

FORM 'F'

[See rule 6(4)]

EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : **BRERAP00036-7/671/R-1203/2021**
Project Name : **Ashirwad Rose Valley (New Project)**
Project Address : **Nasirpur, Tajpur, (Khesra/ Plot No-370, 372, 380(P), 381(P), Khata No.-233, 86, 209, 67, Thana No.-40, Mauza-Nasirpur), Sub division/District : Patna**

1. A Company – Ashirwad Engicon Pvt. Ltd. having its registered office at G-30, Naravan Place, Fraser Road, Dakbunglow Crossing, Patna-800001.

2. 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 section17;

(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(l)of sub-section(2)ofsection4;

(iii) [days/weeks/months]and shall be valid until **12-06-2026**

(iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

(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 there under.

(vii) Due to Covid-19 non availability of materials & Labour.

Dated: 05-11-2025
Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

File No. RERA/Pro/Reg-671-2018 (Computer No. 222382)
Generated from eOffice by MANOJ KUMAR MADHUKAR, RERA-IT_CONS(MKM), IT CONSULTANT, Bihar Real Estate Regulatory Authority on 07/11/2025 04:25 pm

Memo NO- RERA-Pro-reg-671-2018../1409 Dated ..05-11-2025

Copy to:-

(i) **Promoter's Name**:- Ashirwad Engicon Pvt. Ltd., Address- G-30, Naravan Place, Fraser Road, Dakbunglow Crossing, Patna-800001. (Email- ashirwadepl@gmail.com)

(ii) **The Branch Manager**:- Branch Name– Indian Overseas Bank, Exhibition Road, Patna.

-for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA PATNA BIHAR

Aditya Shashank 05/11/2025.
Checked by Concerned
Technical Person Sri Aditya Shashank

05-11-2025
Checked by Concerned
Incharge Sri U. K.Sinha

5/11/25
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

FORM 'D'

[See rule 6(4)]

INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 671/2018 1782 Date: 28/01/2025

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar.
Patna- 800023, Bihar.

To,

Shri Ajya Singh, Director,
Ashirwad Engicon Pvt. Ltd.,
Office at: R. K. Puram, Danapur, - 801503,
Bihar.
Email Id: ashirwadepl@gmail.com

Sub: Registration No: BRERAP00036-7/671/R-1203/2021, for extension of registration of project Ashirwad Rose Valley, Date: 27.10.2024 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 16.01.2025.

Sir,

You are hereby informed that your application for the extension of the registration of the project has been rejected and treated as withdrawn for the following reasons:

- You requested to withdraw the application for the registration of the real estate project "Ashirwad Rose Valley" before the Hon'ble Bench on 16.01.2025.
- You stated before the Hon'ble Bench that the application is premature, as the project is valid from 13.09.2021 to 31.12.2024. With an additional nine-month extension (as per O.O. No-44, dated 09-05-2024), the registration is valid until 30.09.2025. As per Rule 6 of the Bihar RERA Rules, 2017, the registration may be extended upon an application submitted by the promoter within three months prior to the expiry of the registration.

Your application has been rejected as withdrawn.

Place: Patna

Date: 28/01/2025

Authorised Officer
28/1/25

SEAL

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 : **BRERAP00036-7/671/R-1203/2021**
Project Name : **Ashirwad Rose Valley (New Project)**

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-671/218/564 dated 13.09.2021 bears District Name **"Gaya",** whereas it has been amended as **"Patna"**

Remaining part of the certificate will remain same and unchanged.
This issues with the approval of Competent Authority.

Sd/-
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-671/2018./1253 Dated .23/5/2023.

Copy to:

1) Ashirwad Engicon Private Limited, R. K. Puram, Danapur, Bihar, India 801503
2) Branch Manager Indian Overseas Bank, Exhibition Road, Patna
-for information & needful please.

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By.....
23/05/2023

Checked By..... 23/5/23

Rechecked By.....23/05/2023

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 : **BRERAP00036-7/671/R-1203../2021**
Project Name : **Ashirwad Rose Valley (New Project),**
Project Address : **Nasirpur, Tajpur, (Khesra/ Plot No-370, 372, 380(P), 381(P), Khata No.- 233, 86, 209, 67, Thana No.- 40, Mauza-Nasirpur),**
Sub division/District : **Gaya**

1. **Company Ashirwad Engicon Pvt. Ltd. having its registered office at G-30, Narayan Place, Fraser Road, Dakbunglow Crossing, 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 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–Exhibition Road, Patna, Account No. 148402000001333, IFSC Code : IOBA0001484) 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..04...Months commencing from..13:09:2021..... And ending with **2024/12/31** (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:..13/9/2021.....
Place:...Patna..

13/9/21

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

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 03Y.04M..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.

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.

7) In case of any papers not found in order, the same should be made available within one month.

8) The validity of the development agreement should be got extended from the landowners well in time.

13/9/21

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-671/2018/564. Dated 13:09:2021.

Copy to: Chairman RERA/ Members RERA/ Ashirwad Engicon Pvt. Ltd

Copy to: Branch Manager Indian Overseas Bank, Exhibition Road, Patna

13/9/21

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Vineet 13/09/2021 Checked By J.P.Singh 13/9/2021 Rechecked By 13/9/2021