



# 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,  
4<sup>th</sup> & 6<sup>th</sup> 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](mailto: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informed that your application for the extension of the registration of the project has been rejected and treated as withdrawn for the following reasons: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Your application has been rejected as withdrawn.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

SEAL



*K. Sivatar*  
Authorised Officer

**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**  
**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...253

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.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By...  
28/05/2023

Checked By...  
23/5/23

Rechecked By...  
23/05/2023



# 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 : BRERAP00036-7/671/R-12.03.. /2021

Project Name : Ashirwad Rose Valley (New Project),

Project Address : Nasirpur, Taipur, (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, Dakbungalow Crossing, Patna-800001

2. This registration is granted subject to the following conditions, namely :-

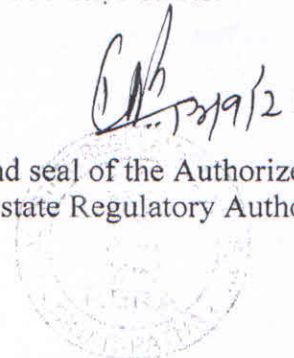
- The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government [Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017] ;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association 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;
- 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 (I) of sub-section (2) of Section 4;
- 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;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
- 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

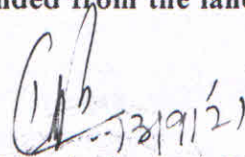
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority





**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 03Y04M 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.

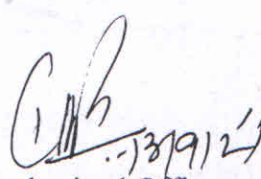
  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-671/2018/544.

Dated 13.09.2021

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

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

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By L. J. Meena  
13/09/2021

Checked By J. P. Singh  
13/9/2021

Rechecked By B. Rai  
13/9/2021