



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Letter No: नि/347/2021-REG-RERA/..K426

Date: 20/11/2025

To,
The Municipal Commissioner,
Muzaffarpur Municipal Corporation
Muzaffarpur, Bihar-
Email: mmc-muz-bih@nic.in

Subject: Regarding map issued to "ASHA VIHAR PROPERTIES PRIVATE LIMITED." for the project
"DR RAM PRASAD ESTATE" bearing plan case no.- 17/2025, dated: 24/04/2025.

Reference: Letter No.: 943/2019/1236; dated: 18/06/2025

Letter No.: नि/347/2021-REG-RERA/1358; dated: 09/09/2025

Sir,

With reference to the above, it is stated that the promoter has applied for extension of the project's registration with RERA, Bihar, and has submitted the sanctioned map approved by the Muzaffarpur Planning Area Authority.

It has come to notice that the originally sanctioned map of the project, approved in 2018, was valid from 15.10.2018 to 15.10.2021, as per Bye-Law 9 of the Bihar Building Bye-Laws, 2014. The said map was eligible for revalidation for a further period of two years, i.e., up to 15.10.2023, beyond which a fresh approval was required.

However, the revalidated map now submitted mentions validity from 24.04.2025 to 24.04.2027, which appears inconsistent with the provisions of Bye-Law 9 and not in line with other similarly situated cases.

In this regard, letters dated 18.06.2025 and 09.09.2025 were issued from the Authority seeking confirmation from your end. However, no response or compliance has been received till date.

Since registration and extension are time-bound processes and decision on it cannot be prolonged due to the reluctance of Muzaffarpur Planning Area Authority, Authority has decided to go ahead with the application of extension treating the map submitted as valid and duly approved by Muzaffarpur Planning Area Authority in absence of any denial from Muzaffarpur Planning Area Authority.

In case any discrepancy vis-à-vis authenticity of the sanctioned map is found, the onus would lie on the competent authority that sanctioned the map.

Yours faithfully,



Secretary
RERA, Bihar.

Copy to: Secretary, Urban Development & Housing Department, Bihar- 1st Floor, Vikas Bhawan, Patna – 800 001- For information and needful please.



Secretary
RERA, Bihar.



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

Letter No: नि/347/2021-REG-RERA/...1426

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Secretary
RERA, Bihar.



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

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Secretary
RERA, Bihar.

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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 : BRERAP00418-3/943/R-8.8.7.../2020
Project Name : Dr Ram Prasad Estate (New Project)
Project Address : (Khesra/Plot No- 2800, 2801, 2799, 2698, 2697, Khata No- 985, 783, Thana No- 482, Mauza- Paigambarpur Kolhua), Sub division/District : Muzaffarpur.

1. Company Asha Vihar Properties Pvt. Ltd. having its registered office at House of Ashwini Kumar Gupta, Rajju Sah Lane, Po- Ramna, P.s- Mithanpura, Muzaffarpur- 842002

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 (Central Bank of India, Branch Name- Sahupokhar, Muzaffarpur, Account No. 3737772683, IFSC Code : CBIN0282211) 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 04 years 09 Months commencing from 23/11/2020 And ending with 2024/10/14 (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: 23/11/2020
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 04 years 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



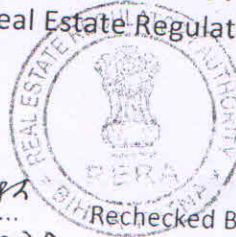
Dated 23-1-2020

Memo NO-RERA/PRO-REG-943/2019./...6.9

Copy to: Chairman RERA/ Members RERA/ Asha Vihar Properties Pvt. Ltd

Copy to: Branch Manager Central Bank of India, Sahupokhar, Muzaffarpur

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By Dev Prakash
22-01-2020

Checked By J. P. S. S. S.
22-1-2020

Rechecked By ...
23/01/2020