



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.- नि/347/2021-REG-RERA/.1425.

Dated ...20/11/2025

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: BRERAP00418-3/943/R-887/2020

Project Name : Dr Ram Prasad Estate[New Project- Residential Development-(G+9)];

Project Address :(Khesra/ Plot No- 2800, 2801, 2799, 2698, 2697,Khata No.- 985, 783, Thana No.-482, Mauza- PaigambarpurKolhua), Sub-division/District: Muzaffarpur, Bihar.

1. A Company - Asha Vihar Properties Private Limited having its registered office at- House of Ashwini Kumar Gupta, Rajju Sah Lane P.O.- Ramna, P.S.- Mithanpura, Muzaffarpur, Bihar- 842002.
2. This extension of registration is granted subject to the following conditions:-
 - (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 realized 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 is extended by a period of 01 Year 10 months commencing from 14/07/2025 to 23/04/2027 due to the reason that project could not be completed in given time due to pandemic and the interest of allottees have been created.
 - (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under and conditions and directions as contained in the registration certificate issued earlier for this project.
 - (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.

Dated: ...20/11/2025

Place: ...Patna



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.-नि/347/2021-REG-RERA./1.14.25

Dated ...20/11/2025

Copy to:-

1. **Promoter's Name**:- Asha Vihar Properties Private Limited, **Address**: House of Ashwini Kumar Gupta, Rajju Sah Lane P.O.- Ramna, P.S.- Mithanpura, Muzaffarpur, Bihar- 842002, (**Email**- ashaviharproperties@gmail.com)

2. **The Branch Manager**:- Central Bank of India, Sahupokhar, Muzaffarpur.
-for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo No.- नि/347/2021-REG-RERA/..1.14.25

Dated ..20/11/2025

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



Vivek Prakash
20/11/25
Checked by Concerned
Technical Person Sri Vivek Prakash

U. K. Sinha
20/11/25
Checked by Concerned
Incharge Sri U. K. Sinha

K. K. Srivastava
20/11/25
Rechecked
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 '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 Year 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 Re
23/01/2020