



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Letter No.-RERA/Pro/Reg-155/2023.....1.443

Dated01/12/2025

FORM 'F'

[See rule 6(4)]

CERTIFICATE OF EXTENSION OF REGISTRATION OF PROJECT

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

Project Name : A M PINNACLE (New Project)
 Project Address : Parsa Bazaar, Akbarpur, Chatna, Patna, (Khesra/ Plot No- 175, 176, 177(P), Khata No.- 121, 127, 128, Thana No-84, Mauza- AkbarpurChatna),, Sub division/District : Patna registered with the Authority vide Project registration number : BRERAP00427-9/155/R-1663/2024 of R.D.Eco Developers Pvt. Ltd., a company, having its registered office at-R.D.Green Resort, 1st Floor, Opposite Durga Mandir, Gosai Tola, Patna-800013.

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 Section17;
- (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 (l) of sub-section(2) of section4;
- (iii) The registration is extended by a period of 01 Year 09 months 7 days commencing from 11/10/2025and shall be valid until17/07/2027.
- (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: 01/12/2025

Place: Patna



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.-RERA/Pro/Reg-155/2023.../1443.

Dated ..01/12/2025

Copy to:-

1. **Promoter's Name**:-R.D. Eco Developers Pvt. Ltd., **Address**: R.D. Green Resort, 1st Floor, Opposite Durga Mandir, Gosai Tola, Patna-800013.
(Email-rdecodevelopers@gmail.com)

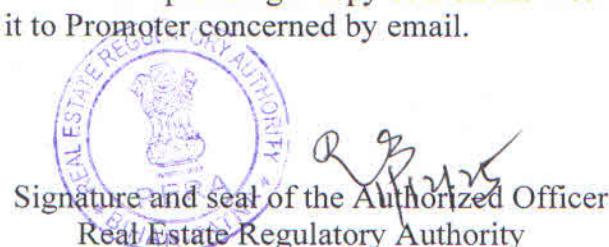
2. **The Branch Manager**:-Indian Overseas Bank, Khaspur, Patna.
-for information & needful please.



Memo No.-RERA/Pro/Reg-155/2023.../1443...

Dated ..01/12/2025

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.



Aditya shashank
01/12/2025.

Checked by Concerned
Technical Person Sri Aditya Shashank

S. Sinha
01/12/2025

Checked by Concerned
Incharge Sri U. K. Sinha

copy
01/12/2025

Rechecked by
By Admn officer Sri. Lalit Kumar



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Letter No.-RERA/Pro/Reg-155/2023.../1.4.13

Dated ...01/12/2025

FORM 'F'

[See rule 6(4)]

CERTIFICATE OF EXTENSION OF REGISTRATION OF PROJECT

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

Project Name : A M PINNACLE (New Project)
 Project Address : Parsa Bazaar, Akbarpur, Chatna, Patna, (Khesra/ Plot No- 175, 176, 177(P), Khata No.- 121, 127, 128, Thana No-84, Mauza- AkbarpurChatna),, Sub division/District : Patna registered with the Authority vide Project registration number : BRERAP00427-9/155/R-1663/2024 of R.D.Eco Developers Pvt. Ltd., a company, having its registered office at-R.D.Green Resort, 1st Floor, Opposite Durga Mandir, Gosai Tola, Patna-800013.

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 Section17;
- (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 (l) of sub-section(2) of section4;
- (iii) The registration is extended by a period of 01 Year 09 months 7 days commencing from 11/10/2025and shall be valid until17/07/2027.
- (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: 01.12.2025

Place: Patna



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.-RERA/Pro/Reg-155/2023. *1.1.4.43.*Dated ... *01/12/2025*

Copy to:-

1. **Promoter's Name**:-R.D. Eco Developers Pvt. Ltd., **Address**: R.D. Green Resort, 1st Floor, Opposite Durga Mandir, Gosai Tola, Patna-800013.
(Email-rdecodevelopers@gmail.com)

2. **The Branch Manager**:-Indian Overseas Bank, Khaspur, Patna.
-for information & needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Aditya shashank
01/12/2025

Checked by Concerned
Technical Person Sri Aditya Shashank

U. K. Sinha
01/12/2025

Checked by Concerned
Incharge Sri U. K. Sinha

CMR
01/12/2025

Rechecked by
By Admin officer Sri. Lalit Kumar

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 : BRERAP00427-9/155/R-1663/2024

Project Name (221) EW51G A M Pinnacle (Project-Residential Multistoried Development Tower 1,2,3 (B+S+17), Tower-4 (B+S+13) Total No. of Flats-286), Project Address : Parsa Bazaar, Akbarpur, Chatna, Patna, (Khesra/ Plot No- 175, 176, 177(P), Khata No.- 121, 127, 128, Thana No-84, Mauza- Akbarpur Chatna), (Total Net Plot Area of Land as per site-7862.27 Sq. M).

Sub division/District : Patna

1. A Company – R.D.Eco Developers Pvt. Ltd. having its registered office at R.D.Green Resort, 1st Floor, Opposite Durga Mandir, Gosai Tola, Patna, Bihar-800013.
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- **Khaspur, Patna**, Account No. 379202000000124, IFSC Code : **IOBA0003792**) 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 01 Years 06 Months commencing from 04/04/2024..... And ending with 10/10/2025 (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; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
 - 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 herein, as per the Act and the rules and regulations made there under.

Dated: 04.04.2024

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

1) A) **Promoter Share**:- Tower-1-102, 103, 203, 303, 403, 601, 602, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 901, 902, 903, 904, 1001, 1002, 1003, 1004, 1101, 1102, 1103, 1104, 1201, 1202, 1203, 1204, 1301, 1302, 1303, 1304, 1401, 1402, 1403, 1404, 1501, 1502, 1503, 1504, 1501, 1603, 1604, 1701, 1702, 1703, 1704, **Tower-2**-401, 402, 403, 404, 501, 502, 503, 504, 601, 602, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 901, 902, 903, 904, 1001, 1002, 1003, 1004, 1101, 1102, 1103, 1104, 1201, 1202, 1203, 1204, 1301, 1302, 1303, 1304, 1401, 1402, 1403, 1404, 1501, 1502, 1503, 1504, 1601, 1602, 1603, 1604, 1701, 1702, 1703, 1704 **Tower-04**-EWS & LIG- All Flats of tower-4 Parking unit-108.

B) **Landowner Share**:- Tower-1-101, 104, 201, 204, 202, 301, 302, 304, 401, 404, 402, 501, 502, 503, 504, 1602, **Tower-02**-101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304, **Tower-03**-101, 102, 103, 104, 105, 201, 202, 203, 204, 205, 301, 302, 303, 304, 305, 401, 402, 403, 404, 405, 501, 502, 503, 504, 505, 601, 602, 603, 604, 605, 701, 702, 703, 704, 705, 801, 802, 803, 804, 805, 901, 902, 903, 904, 905, 1001, 1002, 1003, 1004, 1005, 1101, 1102, 1103, 1104, 1105, 1201, 1202, 1203, 1204, 1205, 1301, 1302, 1303, 1304, 1305, 1401, 1402, 1403, 1404, 1405, 1501, 1502, 1503, 1504, 1505, 1601, 1602, 1603, 1604, 1605, 1701, 1702, 1703, 1704, 1705, Parking unit-113

2) 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.

3) 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.

4) The above registration is valid for a period of **01 Years 06 Months** 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.

5) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014

6) Open Parking area comes in common area, and as such it cannot be sold.

7) At the project construction site, display of project details on a 5'x 4' board is essential.

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


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-155/2023/135
RERA/PRO-REG/Master File/Misc/115/2021

Dated .04.04.2024

Copy to: Chairman RERA/ Members RERA/R.D.Eco Developers Pvt. Ltd

Copy to: Branch Manager Indian Overseas Bank, Khaspur, Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Checked by Concerned
Technical Person
04/04/2024

Aditya
04/04/2024

Checked by Concerned
Incharge
2

Rechecked by
Senior Incharge
04/04/2024