



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 : BRERAP00138-009/83/R-1741/2024

Project Name : Ambition Paradise (New Project)

Promoter Name : Ambition Homes Pvt Ltd

Registration Certificate issued earlier by the Authority vide Memo No RERA/PRO-REG-83/2024/469 dated 25.07.2024 bears Accounts Details "Bank Name- Bank of Baroda, Branch Name-Exhibition Road, Patna, Account No-43100200000747, IFSC-BARB0EXHPAT", whereas it has been amended as "Bank Name- State Bank of India, Branch Name-SME Dakbunglow Branch, Patna, Account No-43217950287, IFSC-SBIN0004232".

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



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/Pro/Reg-83/2024/...722

Dated ...04/11/2024

Copy to:

- 1) Ambition Homes Pvt Ltd, 101, Behind Narayan Plaza, Off Exhibition Road- 800001.
(Email- sales@buildsmartre.com)
- 2) Branch Manager State Bank of India SME Dakbunglow Branch, Patna.
-for information & needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/Pro/Reg-83/2024/...722

Dated ...04/11/2024

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
04/11/2024

Checked by Concerned
Technical Person Sri AdityaShashank

Checked by Concerned
Incharge Sri U. K. Sinha

K. K. Srivastava
04/11/2024

Senior Incharge Sri K.K. Srivastava



Memo No.- RERA/Pro/Reg-83/2024/469

Dated .25/07/2024

FORM 'C'
[See rule 5(1)]REGISTRATION CERTIFICATE OF PROJECT

This registration is being granted under Rule 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP00138-009/83/R-174/2024

Project Name : Ambition Paradise, (New Project- Mixed Development-(B+G+10): No. of flats- 60 and No. of Retail shops- 08, Project Address: (Khesra/ Plot No-372, 373, 374, Khata No.- 424, 426, 432, Thana no.-20, Mauza- Dhanaut), (Net plot area of land- 3697.37 Sq. M),

Sub division/District: Patna, Bihar.

1. A company– Ambition Homes Pvt Ltd having its registered office at Behind Narayan Plaza, Off Exhibition Road- 800001.
2. This authority has granted this registration subject to the following conditions:-
 - 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 (**Bank of Baroda**, Branch Name– **Exhibition Road, Patna**, Account No. **43100200000747**, IFSC Code: **BARB0EXHPAT**) 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 Section4;
 - d. The registration shall be valid for a period of **04 Years 04 Months** commencing from 25/07/2024..... And ending with 14/11/2028.
 - e. The promoter shall comply with the provisions of the Act and the Rules and Regulations made thereunder; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and Development) Rules, 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 thereunder.

Dated: 25-07-2024Place: ...Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



NOTE:

1) Distribution of shares in the units of Project is as follows based on the Affidavit submitted jointly by both the Promoter and landowner/s:

(A) **Promoter's Share:-** 1st floor: 101, 102, 103, 104, 105, 106, 107, 108, 2nd floor: 201, 202, 203, 204, 205, 206, 3rd floor: 301, 303, 4th floor: 401, 402, 403, 404, 405, 406, 5th floor: 501, 502, 503, 504, 505, 506, 6th floor: 601, 602, 603, 604, 605, 606, 7th floor: 701, 702, 703, 704, 705, 706, 8th floor: 802, 9th floor: 901, 902, 903, 904, 905, 906, 10th floor: 1001, 1002, 1003, 1004, 1005, 1006, **Shop:** Ground floor: G01, G02, G04, G07, G08, No. of parking unit: 6 (Ground floor) & 74 (Basement); (B) **Landowner's Share:-** 1st floor: 106, 3rd floor: 302, 304, 305, 306, 8th floor: 801, 803, 804, 805, 806, **Shop:** Ground floor: G03, G05, G06, No. of parking unit: 4 (Ground floor) & 11 (Basement)

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 revocation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land, use of title or interest of the plot over which plan is approved.

3) The above registration is valid for a period of **04 Years 04 Months** as provided in condition number 2(d), subject to the condition that the promoter shall get the project's map validated for such period from the map sanctioning authority as required under Bihar Building Bye-laws-2014, as amended from time to time, and resubmit the same to the RERA, Bihar. Failure to submit the validated map may lead to the revocation of registration of the project by the Authority.

4) Promoter shall ensure compliance to all NOCs and obtain Occupancy Certificate from the Competent Authority as required under Bihar Building Bye Laws, 2014, as amended from time to time.

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 5'x 4' board is essential.

7) In case of any document is not found to be in order, the same should be made available immediately.

8) **Registration of the project is approved subjected to the condition that Promoter would start construction work only after the revised map is issued by Nagar Parishad Danapur to the Promoter.**



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/Pro/Reg-83/2024/...469

RERA/Pro/Reg-83/2024 (New Project)

Copy to:

1. **Promoter's Name-** Ambition Homes Pvt Ltd, **Address-** Behind Narayan Plaza, Off Exhibition Road-800001, (**Email-** sales@buildsmartre.com)

2. **The Branch Manager-** Bank of Baroda, Exhibition Road, Patna.

3. **Chief Executive Officer, Nagar Parishad Danapur** with the request that they would ensure that the work would start only after issuance of revised map and also ensure that there is no deviation in the construction that would take place.

-For information and needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/Pro/Reg-83/2024/...469

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

Checked by Concerned
25/07/2024

Rechecked by Concerned
Inchanna Sri M. K. Sinha

Rechecked by
Senior Inchanna Sri M. K. Sinha