REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.- नि/369/2022-REG-RERA/..281.. Dated ...20/08/2026

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 registration number :**BRERAP00098-7/417/R-275/2018**
Project Name :**Sai Vrindavan Garden (New Project- Residential Development)** Project Address: **Mauza-Ashopur, Tauzi- 5065, (Khesra/ Plot No- 665, 671, 672, 673, 674, Khata No.- 25, 43, 70, 75, Thana No.- 34, Mauza- Ashopur),** Sub division/District**: Patna, Bihar** of;

Company -**Aastik Buildcon Private Limited** having its registered office at-**Flat No-303, Block B, Vidyanand Maheshwari Complex, Mangalam Vihar, Sudha Dairy Booth Road, Bailey Road, Patna-801503.**

2. This extension of registration is granted subject to the following condition: -

(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 07 Year 05 month commencing from **28/05/2023** and shall be valid until **16/11/2030;**

(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: 20/8/2026
Place: Patna

20/8/26.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

File No. नि/369/2022-REG-RERA (Computer No. 164545)
Generated from eOffice by MANOJ KUMAR MADHUKAR, RERA-IT_CONS(MKM), IT CONSULTANT, Bihar Real Estate Regulatory Authority on 21/08/2026 04:49 pm

Memo No.-नि/369/2022-REG-RERA/1281 Dated ...20/08/26...

Copy to:-

1.**Promoter's Name**:- **Aastik Buildcon Private Limited,** registered office at-**Flat No-303, Block B, Vidyanand Maheshwari Complex, Mangalam Vihar, Sudha Dairy Booth Road, Bailey Road, Patna-801503**, (**Email-**aastikbuildcon2012@gmail.com)

2. **The Branch Manager**:- Federal Bank of India, Raja Bazar, Patna.

-for information & needful please.

20/8/26

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.- नि/369/2022-REG-RERA/1281 Dated ...20/08/26...

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.

20/8/26

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Vivek prakash 20/8/26
Checked by Concerned
Technical Person Sri Vivek Prakash

20/8/26
Checked by Concerned
Incharge Sri U. K. Sinha

KKSrivastava 20/8/26
Rechecked by
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 'F'

[See rule 6(4)]

PROVISIONAL EXTENSION OF REGISTRATION OF PROJECT

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

Project registration number : **BRERAP00098-7/417/R-275/2018**
Project Name : **Sai Vrindavan Garden (New Project)**
Project Address : **Mauza Ashopur, Tauzi 5065, (Khesra/Plot No-672, 673, 671, 674 & 665, Khata No-75, 43, 70, 25, Thana No-34, Mauza-Ashopur),**
Sub division/District : **Danapur, Dist.- Patna.**

1. **Company Aastik Buildcon Pvt. Ltd. having its registered office at Flat No-303, Block-B, Vidyanand Maheshwari Complex, Mangalam Vihar, Sudha Dairy Booth Road, Bailey Road, Patna-801503**

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

(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 realised 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(I)of sub-section(2)ofsection4;

(iii) The registration shall be extended by a period of **Three Months only from the date of issuance of this extension**

(iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

(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.

(vii) Due to Covid-19 non availability of materials & Labour.

(viii) This provisional extension of registration of project for three months is given subject to the condition that promoter would submit (i) the reapproved map along with the receipt of application and fee deposited to concerned competent authority and (ii) Plan of remaining Development work indicating tasks/activities along with time schedule, positively with the stipulated extension period.

Dated: 28.12.23
Place: Patna.

28/12/23

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-417/2018../.89 Dated ..28..02..2023

Copy to: Chairman RERA/ Members RERA/ Aastik Buildcon Pvt Ltd.

Copy to: Branch Manager Federal Bank of India, Raja Bazar, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... 27/02/2023 Checked By..... 27/2/23 Rechecked By..... 27/02/2023

भू–सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना–800023

Letter– RERA/PRO.REG-417/2018/..... Patna, dated–15.12.2022

From,

Authorised Officer,
Real Estate Regulatory Authority,
Bihar, Patna.

To,

Shree Deepak Kumar Pandey (Vice- President (Sales))
Aastik Buildcon Private Limited
Flat No.-303, Block-B, Vidyanand Maheshwari Complex, Mangalam Vihar, Sudha Dairy Booth Road,
Baily Road, Patna-801503
Email Id: - dkpandey82@gmail.com

Subject :– Regarding Extension of Project- Sai Vrindavan Garden, Application Id No. – RERAP00098-7/417/R-275/2018.

Sir,

With reference to above, it is to inform that during scrutiny of your application for the Extension of Sai Vrindavan Garden project bearing application no. RERAP00098-7/417/R-275/2018 following Information/ Document required:-

1. Authenticated copy of revalidated map [permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration is sought from the Authority./**in case** if the revalidated map is not issued by concerned authority then submit the payment receipt of application for revalidation of map submitted before competent authority and declaration by promoter that will submit the same within 3 months.
2. Plan of remaining Development work to be completed Building /Wing Number (to be prepared separately for each Building Wing of the Project) **stages of development indicating the tasks/Activity with the time schedule [In dated format] along with percentage of work done** in Table A viz. I Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats Premises, Doors and Windows to each of the Flat/Premises 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in

respect of the entire Registered Phase indicating the tasks/Activity with percentage of work done in Table B vi zi Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines. Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal: 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station, 14 it shall clearly indicate the level of progress to be achieved & up to what date during the period of extension.

3. Explanatory note regarding the stage of development works in the Project.

It is requested to submit the above said documents within three days, failing which process of rejection of the application would be initiated.

Please send your reply by email to reg.rerabihar@gmail.com and attach the requisite documents, as mentioned above, with the mail. Kindly mention the same subject in the subject line of your mail

Yours Sincerely

Sd/-

Authorised Signatory

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 : **BRERAP00098-7/417/R-275/2018**

Project Name : **Sai Vrindavan Garden (New Project)**

Project Address : **Mauza Ashopur, Tauzi 5065, (Khesra No./Plot No 672, 673, 671, 674 & 665, Khata No. 75, 43, 70, 25, Thana No. 34, Mauza- Ashopur),**

Sub division/District : **Danapur , Dist-Patna.**

1. **Company Aastik Buildcon Pvt. Ltd. having its registered office at Flat No. 303, Block-B, Vidyanand Maheshwari Complex, Mangalam Vihar, Sudha Dairy Booth Road, Baily Road, Patna-801503**
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 (Federal Bank Of India, Branch Name– Patna Raja Bazar, Account No. 19230200002477, IFSC Code : FDRL0001923) 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 03 years 04 Months commencing from 5.1.2018 And ending with **2022/03/31** (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;
   e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
   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 here in, as per the Act and the rules and regulations made there under.

Dated: 5/1/18

Place: Patna

5/1/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

STATE REGULATORY AUTH

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 03.04.19 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.

5/12/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-417/2018/1962 Dated 5-12-2018

Copy to: Chairman RERA/ Members RERA/ Aastik Buildcon Pvt. Ltd.

Copy to: Branch Manager Federal Bank Of India, Patna Raja Bazar.

5/12/18

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY
RERA