



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,
Shastri Nagar Patna – 800023

FORM 'D'

[See rule 6(4)]

INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 135/2022 /1140

Date: 31.03.2025

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar,
Patna- 800023, Bihar.

To,

Shri Sanjay Kumar, Director,
Astha Homes Pvt. Ltd.,
Office at: Jagdeo Path,
Patna- 800014, Bihar.
Email Id: er.ramjisingh1968@gmail.com

Sub: Registration No: BRERAP00352-4/135/R-1450/2022, for extension of registration of project Astha Residency, Date: 04.12.2024 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 27.02.2025.

Sir,

You are hereby informed that your application for extension of registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. An authenticated copy of the sanctioned map from the competent authority which is valid for a period longer than the proposed term of extension of the registration is sought from the authority.
2. As per Rule 10 of Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024, the promoter is directed to pay additional charge of Rs. 10,00,000/- (Rupees ten lakh) along with an extension fee of Rs one lakh for making application for extension of registration of real estate project (As you have submitted only application fee of Rs 1,00,000/-).
3. The compelling circumstances and reasons for failing to complete the project during the stipulated time period as well as promoter need to satisfy that the progress of the project has reached to a level where completion is possible in the given time frame.
4. Additional Fee for delay more than three months, from the date of application of extension in Form-E. [Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024] of Rs. 2,00,000/- (Rupees two lakh) for the delay in application for an extension of the project.
5. Plan of remaining Development work to be completed Building /Wing Number stages of development indicating the tasks/Activities with the time schedule [In dated format] along with the percentage of work done in Table A and In Table B there should be details of Internal and External



[Signature]

Development Works in respect of the entire Registered Phase indicating the tasks/Activities with the percentage of work done in Table B (As the submitted copy doesn't contain the expected date of completion of individual activity/task).

6. A fresh copy of Form B with promoter & project name, landowners name in para 1, and date of completion of time must be written dated format (dd/mm/yyyy).

Place: Patna

Date: 31/03/2025

SEAL



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Authorised Officer

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 : BRERAP00352-4/135/R-1450/2022
Project Name : Astha Residency (New Project-Residential Development)
Project Address : Lakhanibigha, Patna (Khesra/ Plot No- 1388, 1395, 1394, 1938, Khata No.-60, 130, 108, Thana No-41, Mauza- Lakhanibigha), (Total Area of Land-3273.90 Sq. M).
Sub division/District : Danapur, Dist.- Patna

1. Company Astha Homes Private Limited. having its registered office at Jagdeo Path, Patna -800014


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 Section17;
- 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 India, Branch Name- Bailey Road, Patna, Account No. 445820110000472, IFSC Code : BKID0004458) 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 Section4;
- The registration shall be valid for a period of 02 Years 03 Months commencing from...17/8/2022... And ending with 26/10/2024 (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; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
- 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: 17.08.2022

Place: Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



NOTE:

- 1) There are altogether 47 (Forty Seven) flats in two Blocks- A & B. in the shares of the promoter for marketing and selling i.e. In Block- A- Flat No.- 101, 102, 103, 106, 107, 108, 110, 111, 112, 201, 202, 203, 205, 206, 207, 208, 210, 211, 212, 301, 302, 303, 305, 306, 307, 308, 311, 312, 401, 402, 403, 405, 406, 408, 410, 411, 412, 501, 503, 505, 506, 508, 510, 512, and In Block- B- flat No.-104, 201, 303.
- 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 **02 Years 03 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 6'x 6' 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-135/2022/761.
RERA/PRO-REG/Master File/Misc/115/2021

Dated 17.08.22

Copy to: Chairman RERA/ Members RERA/ Astha Homes Private Limited

Copy to: Branch Manager Bank of India, Bailey Road, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By: *G. J. J. J.*
12/08/2022

Checked By: *[Signature]*
12/8/2022

Rechecked By: *[Signature]*
12/8/2022