



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.-RERA/PRO-REG-78/2024/ 207

Dated .. 19/06/2024

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 : **BRERAP00143-010/78/R-1716/2024**

Project Name : **Abhinav Heights (Project-Residential Development; Block A: (G+6: 36 Flat), Block B: (B+G+7: 42 Flat), Convenience shop- 03), Project Address : Painsal, Bihta (Khesra/ Plot No- 8350, 8352, 8355, 8356, 8357 P, Khata No.- 1548, 697, 1550, 1540, 684, Thana No- 70, Mauza- Painsal), (Total Net Plot Area of Land- 3800.34 Sq. M).**

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

1. A Company – **Abhinav Awas Private Limited** having its registered office at- **House of BN Das, ESI Colony, Ambedkar Path, Bailey Road Patna-800014.**

2. This authority has granted this registration subject to the following conditions:-

- 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 (**STATE BANK OF INDIA**, Branch Name– **Gola Road Patna**, Account No. **42656457561**, IFSC Code : **SBIN0017469**) 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;
- The registration shall be valid for a period of **03 Years 01 Months** commencing from **19/06/2024**.... And ending with **25/07/2027**.
- 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: **19-6-2024**  
Place: **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 land owner/s:

**A) Promoter Share:- Block A:** 1st floor: 102, 103, 104, 2nd floor: 201, 205, 206, 3rd floor: 301, 302, 303, 304, 4th floor: 401, 405, 406, 5th floor: 501, 502, 503, 504, 6th floor: 601, 602, 603, 604, 606, Commercial space: 02, No. of parking unit: 22; **Block B:** 1st floor: 101, 102, 106, 2nd floor: 203, 204, 205, 3rd floor: 301, 302, 305, 306, 4th floor: 403, 404, 405, 5th floor: 501, 502, 506, 6th floor: 601, 605, 606, 7th floor: 701, 702, 703, 704, 705, 706, No. of parking unit: 25

**B) Landowner Share:- Block A:** 1st floor: 101, 105, 106, 2nd floor: 202, 203, 20, 3rd floor: 305, 306, 4th floor: 402, 403, 404, 5th floor: 505, 506, 6th floor: 605, Commercial space: 01, No. of parking unit: 14; **Block B:** 1st floor: 103, 104, 105, 2nd floor: 201, 202, 206, 3rd floor: 303, 304, 4th floor: 401, 402, 406, 5th floor: 503, 504, 505, 6th floor: 602, 603, 604, No. of parking unit: 17

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 title or interest of the plot over which plan is approved.

3) The above registration is valid for a period of **03 Years 01 Months** as provided in condition no. 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-2014, as amended from time to time, and resubmit the same to the RERA, Bihar. Failure in submitting 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 Permission 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 found to be not in order, the same should be made available immediately.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-78/2024/..327

RERA/Pro/Reg-78/2024 (New Project)

Dated ...19/06/2024

Copy to: 1. **Promoter Name-** Abhinav Awas Private Limited, **Address-** House of BN Das, ESI Colony, Ambedkar Path, Bailey Road Patna-800014 (**Email-** Pravinkumar14166@gmail.com)

Copy to: **Branch Manager-** State Bank Of India, Gola Road Patna.

-For information and needful please.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority




Memo NO-RERA/PRO-REG-78/2024/327

Dated ..... 19/06/2024

- 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 concerned Promoter through email.

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Checked by   
Technical Person Sri Vivek Prakash

Rechecked by   
Incharge Sri Umesh Kumar Sinha

Rechecked by   
Senior Incharge Sri Mithilesh K. Shukla



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