

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 : BRERAP00971-2/953/R-732/2019

Project Name : Aarya City Phase 2 (New Project)

Project Address : Village- Bishnupura, (Khesra/Plot No- 63, 61, Khata No 800, 666, Thana No 314, Mauza- Bishnupura), Sub division/District : Saran

1. Company Punit Kumar Gupta, having its registered office at B.P. Complex, Sri Nandan path, Chapra, Saran-841301

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 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 (ICICI Bank, Branch Name- Chapra Branch, Saran Hardware, Katchari Rd. Chapra, Account No. 092505003114, IFSC Code : ICICI0000925) 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 section 4;
- The registration shall be valid for a period of 02 years 04 Months commencing from 15/01/2019 And ending with 2021/12/18 (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; including quarterly report of the project.
- 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: 19/8/2019
Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



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.

3) The above registration is valid for a period of 02.10.2024 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.

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

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Dated 19-8-2019

Copy to: Branch Manager ICICI Bank, Chapra Branch, Saran Hardware, Katchari Rd. Chapra

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Der Brakam
19-8-19

5. p. 50. 43
19-6-2017

Rechecked By

~~19/8/2019~~