

APPLICATION FOR REGISTRATION OF PROJECT

(Company)

Date of Submission: -22-Jul-2024, 08:18:46

To,

REAL ESTATE REGULATORY AUTHORITY (RERA)

6th Floor,

Bihar State Building Construction Corporation Campus,

Hospital Road, Shastri Nagar,

Patna - 800023.

Promoter Detail

Your Application Number : **RERAP284201800312-3**

Promoter Type : Company

Name : AAROHI HOMES PRIVATE LIMITED

Father's Name :

PAN Number : AAOCA0114E

Aadhar Number :

Mobile Number : 7463842174

E-mail : aarohihomesltd@gmail.com

Company Registration No
/Deed No. :

Name of contact person : GIRISHANT DIPT Designation of contact person : DIRECTOR

Secondary contact No. : Telephone No. : 06127463842174

Website Address : www.aarohihome.com Register Address : 206, JAGMANAAV APARTMENT,
INFRONT OF PILLAR
NO.-33,ASHIANA MORE, BAILEY
ROAD, PATNA

State : Bihar District : Patna

PIN Code : 800014

Registration Certificate / Deed : [View](#)

Organisation Director/Member/Partner/Chairman/Trustee Detail

IMAGE	DESIGNATION	NAME	MOBILE NO.	ADDRESS	STATE	ACTIVE
 2740	Director	GIRISHANT DIPT	7463842174	S/O RUPENDRA PRASAD,ARYA SAMAJ GALI,VYAPUR,PATNA	Bihar	Active as on date.
 2741	Director	RAJESH RAJ	7463842180	S/O BRAJENDRA KUMAR SINHA,HOUSE NO.-11,LIC COLONY, KANKARBAGH, PATNA	Bihar	Active as on date.
 2742	Director	RAKESH KUMAR SINHA	746384271	53,REVA,VILLAGE- MANER,ANCHAL -MANER, PATNA	Bihar	Active as on date.

 2743	Director	KUMAR PEEYOSH SINHA	7463842172	TARI MOHALLA,ARRAH, P.O- ARRAH CHOWK,BHOJPUR	Bihar	Active as on date.
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RERA REGISTRATION DETAILS WITH ANY OTHER STATE/UTS

Rera Registration Number : **State** : --Select--

Have your said registration : No If Yes, Select the reason : Forgery/Providing false Information
been revoked. given Below

Previous Project Details (Last 5 years only)

Project Details

PROJECT INFORMATION

Project Name	: AAROHI CITY	Project Description	: A Luxurious mixed development project located at Mauza-Sikandarpur, mithila colony se dakshin chawar, Opposite Patliputra Railway Station, Danapur-Digha Nahar Link Road, Danapur, Patna.
Project Type	: Mixed Development(residential and commercial)	Project Status	: New Project Launch
Reason for delayed	:	No. of month (Delayed)	:
Project Start Date	: 31-03-2023	Project End Date	: 30-03-2028
Total Area of Land (Sq mt)	: 12186.18	Total Open Area (Sq. Mtr.)	: 10071.87
Total Covered Area (Sq Mtr)	: 2115.31	Total Builtup Area (Sq. Mtr.)	: 28525.15
If development is in phases	: 0	No. of Phases	: 0
		Current Phase Area (Sq. Mtr.)	: 0.00
Estimated cost of development (In Lakh)	: 7500.00	Estimated cost of land (In Lakh)	: 2836.00

PROJECT LOCATION DETAILS

Project Address	: MAUZA - SIKANDARPUR, MITHILA COLONY SE DAKSHIN CHAWAR OPP. PATLIPUTRA RAILWAY STATION, DIGHA DANAPUR NAHAR LINK ROAD, Danapur , Patna.	District	: Patna
		Khesra No./Plot No.	: 562,563, 561, 564, 559, 560, 140
Anchal	: Danapur	Mauja	: सिकन्दरपुर
Village	:	City/Town	: PATNA
Boundaries (East)	: Nahar Main Road	Boundaries (West)	: Survey Plot no-104
Boundaries (North)	: Survey Plot no-558	Boundaries (South)	: Survey Plot no-565
Latitude of End point of the plot	: 25.623907974	Longitude of End point of the plot	: 85.068803317

PROJECT DEVELOPMENT DETAILS

No. of Garages Available for Sale	: 0	Total Area of Garages (Sq Mtr)	: 0.00
No. of Open Parking	: 0	Total Area of Open Parking (Sq Mtr)	: 0.00
No. of Covered Parking	: 200	Total Area of Covered Parking (Sq Mtr)	: 5763.26
Land Ownership Details	: Joint Development Agreement	Proposed Period of Completion (In Month)	: 60
Permissible FAR	: 3.25	Sanctioned FAR	: 2.03
Proposed No of Building or Wing	: 7	Sanctioned No of Building(s) or Wing(s)	: 3
Aggregate area of the recreational open space	: 10071.87	Architecture/Design standards used	: N.B.C.
Type of construction technology used	: RCC FRAME STRUCTURE	Earthquake resistant measures adopted for building and common areas	: YES
Height of Building (Mtr.)		Coverage Area (Sqr. Mtr.)	:

BUILDING DETAILS

NAME OF BUILDING	SANCTIONED NO OF FLOOR	TYPE OF APARTMENT	NO OF APARTMENT	CARPET AREA	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE OPEN TERRACE
BLOCK-A	13	Shop	14	7841.00	0.00	0.00
BLOCK-A	13	3 BHK	48	48912.00	7344.00	0.00
BLOCK-A	13	3 BHK	12	10416.00	1284.00	0.00
BLOCK-E	14	2 BHK	28	19964.00	2604.00	0.00
BLOCK-E	14	3 BHK	56	54936.00	9128.00	0.00
BLOCK-E	14	3 BHK	28	27020.00	4956.00	0.00
BLOCK-E	14	3 BHK	28	26460.00	4060.00	0.00
BLOCK-F (EWS/LIG)	10	1 BHK	11	5709.00	0.00	0.00
BLOCK-F (EWS/LIG)	10	1 BHK	11	5896.00	0.00	0.00
BLOCK-F (EWS/LIG)	10	1 BHK	11	5522.00	0.00	0.00
BLOCK-F (EWS/LIG)	10	1 BHK	40	13960.00	0.00	0.00

EXTERNAL DEVELOPMENT WORK

Road System : Self Development

Sewage and Drainage System : Local Authority

Solid Waste Management and Disposal : Self Development

Water Supply : Self Development

Electricity Supply Transformer And Sub Station : Local Authority

PROJECT BANK ACCOUNT DETAILS AS PER SECTION 4 (2)(I)(D) OF THE ACT

Account Holder Name :

Bank Name : UCO Bank Branch Name : RUPASPUR

Account No. : 23970210002018 IFSC Code : UCBA0002397

Bank Address : {"ADDRESS":"I A S COLONY, RUPUSPUR, NEAR ALANKAR MARUTI SHOW ROOM, DANAPUR ROAD, PATNA ,PATNA ,BIHAR PIN 801503","IMPS":true,"ISO3166":"IN-BR","CONTACT":"+919431225103","CENTRE":"PATNA","CITY":"PATNA","UPI":true,"BRANCH":"IAS COLONY RUPASPUR","MICR":"800028999","SWIFT":null,"DISTRICT":"PATNA","NEFT":true,"RTGS":true,"STATE":"BIHAR","BANK":"UCO Bank","BANKCODE":"UCBA","IFSC":"UCBA0002397"}

State : Bihar District : Patna

Scan copy of Bank Pass Book/ Statement : [View](#)

PROJECT VENDOR DETAILS

VENDOR TYPE	NAME	ADDRESS	STATE	DISTRICT	YEAR OF ESTABLISHMENT	KEY PROJECT
Engineers	BRAJESH KUMAR	BORING ROAD CHOURAHA, PATNA	Bihar	Patna	2015	50
Architects	UMASHANKAR KUMAR	JAGMANO APARTMENT, ASHIYANA MORE, OPP. PILLER NO-33, BAILEY ROAD, PATNA-800014, BIHAR.	Bihar	Patna	2012	50

DOCUMENT

DOCUMENT TYPE	FINANCIAL YEAR	LINK FOR FILE	REASON
Affidavit stating therein the proportion of the share of promoter including the number of blocks/shops/flats/plots/etc. in the project and which are exclusively available in the share of the Promoter for marketing and selling	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3SharePart.pdf	
Any other Project related documents enviromental clearance, fire NOCs/AAI, IT Return/Environmental clearance etc.	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3ProjectRelatedDocuments.pdf	
Brochure of Current Project	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3BrochureofCurrentProject.pdf	
Current Non-encumbrance Certificate in original	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3EncumbranceCertificate.pdf	
Declaration (Form B)	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3DeclarationFormB.pdf	
Development/Collaboration/Joint Developpment Agreement with consent letter of land owner	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3LandDeedAgreement.pdf	
Land documents 1. Registered deed of land where project is proposed 2. Mutation order/LPC 3. Rent receipt with updated revenue payment	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3LanddocumentsLocation.pdf	
Notice of Commencement in form X	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3NoticeofCommencement.pdf	
PAN Card	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3PANCard.pdf	
Permit Letter of MAP.	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3AreaDevelopmentPlan.pdf	
Proforma of agreement for sale with all schedules	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3ApprovedLayoutPlan.pdf	
Proforma of Allotment Letter	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3ProformaofAllotmentLetter.pdf	
Proforma of conveyence deed	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3ProformaforSaleofAgreement.pdf	
Sanctioned building plan	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3SanctionedbuildingPlan.pdf	

Sanctioned Layout Plan	N/A	~\All_Document\RERAP284201800312RERAP284201800312-3SanctionedLayoutPlan.pdf	
Sanctioned Building Plan (MAP) approved by :	Nagar Parishad Danapur Nijamat	Date of approval (MAP) :	1899-12-30
Period of approval (MAP) :	5 Year		
NOC approved by :		Date of approval (NOC) :	

PROJECT PHOTOGRAGH



Declarations :

I hereby declare that all the above mentioned information is correct to the best of my knowledge. If any information is found incorrect, RERA Authority will take punitive action as per RERA Act and Bihar RERA Rules.

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