



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4" /6T" FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,  
shastri nagar patna - 800023



form 'c'  
[see rule 5(1)]  
REGISTRATION CERTIFICATE : PROJECT



Registration Date: **28-Aug-2021**

this registration is granted under section 5 of the bihar real estate (regulation & development) rules, 2017 to the following project:

project registration number : **BRERAP34226-1/07/R-1186/2021**  
Individual / Proprietorship : **PRITAM KUMAR MOHANKA**  
project name : **SWARN BHOO MI**  
project address : **Bhaskar Nagar, Near Polytechnic Chawk, Opposite Fire Station**

--: LAND DETAILS :--

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
TOTAL LAND (IN DISMIL)						

1. Individual / Proprietorship A PRITAM KUMAR MOHANKA . having its registered office at New Bageswari Ashthan, Behind AMY, Gulabbag

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

- (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 section 17;
- (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 (STATE BANK OF INDIA, Branch Name - Personal Banking, PurneaBihar Master Account No. : 20077067036, Project Account No. : XXX, Promoter Account No. : XXX IFSC Code : SBIN0012639) 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
- (d) The registration shall be valid for a period of. **-2 Year 10 Month 4 Day** commencing from **11-Feb-2025** And ending with **15-Dec-2023**
- (e) 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 15(1)(a)(b)(c)(e) of bihar real estate (regulation and development) rules, 2017.
- (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 t ere under.

*ALOK KUMAR*

Digitally signed by ALOK KUMAR Date: 2025.02.11 04:04:16 +05'30'

**Signature of the Authorized Officer**  
**Real Estate Regulatory Authority**

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[see rule 5(1)]  
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**note :**

- (1) the promoter is the absolute lawful owner of the land on which development of the project is to be proposed.
- (a) Promoter Share Flat No.:- **G-01, 101,102,103,104,105,106,301,302,303,304,305,306 Parking Space -12**
- (b) Landowner's Share Flat No. :- **G-02,201,202,203,204,205,206,401,402,403,404,405,406, Parking space -12**
- (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 top is 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 revocation of registration of the project by the authority.
- (4) promoter shall ensure compliance to all nocs and obtain occupancy certificate 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 5'x4' board with QR Code is essential.

*ALOK KUMAR*

Digitally signed by ALOK KUMAR Date: 2025.02.11 04:04:16 +05'30'

**Signature of the Authorized Officer**  
**Real Estate Regulatory Authority**