



FORM 'C'  
[See Rule 5(1)]

## REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **02-Jul-2025**

This Registration is granted under Section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : **BRERAP187728070725020731E00**  
Promoter Type (Company) : **CLAY DEVELOPER PRIVATE LIMITED**  
Project Name : **CHAUDHARY TOWER**  
Project Address : **MAUZA-ADAMPUR, DANAPUR, PATNA**

Project Type : **Residential/Group Housing, B+G+7, Khata No-41,46**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Danapur	Lakhanibigha	Adampur Kala	252,256,257	119.00

**TOTAL LAND (IN DISMIL) 119.00**

1. The above mentioned project is developed by the promoter Company **CLAY DEVELOPER PRIVATE LIMITED** . having its registered office at C/O- **SRI GANGA PRASAD, MAKHDUMPUR, KHAGAUL, PATNA**

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 (HDFC, Branch Name - Boring Road, PATNA- IDFC FIRST BANK, PatnaBihar Master Account No. :10213868450 , Project Account No. :10213868472 , Promoter Account No. : 10213868483 IFSC Code : IDFB0060281) 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 Rule 4;

(d) The registration shall be valid for a period of. **6 Year 0 Month 0 Day** commencing from **02-Jul-2025** and ending with **02-Jul-2031**

(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 16(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 herein, as per the Act and the Rules and Regulations made there under.

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**Note :**

(1) Distribution of shares in the unit of Project is as follows based on the Affidavit submitted jointly by both the Promoter and landowner/s:

(a) Promoter Share:- Flats : Block-A: 101, 102, 103, 104, 105 (First), 201, 202, 203, 204, 205 (Second), 301, 302, 303, 304, 305 (Third), 401, 402, 403, 404, 405, 406 (Fourth), 501, 502, 503, 504, 505 (Fifth), 601, 602, 603, 604, 605, 606 (Sixth Floor);

Block-B: 101, 106 (First), 205 (Second), 301, 306 (Third), 405 (Fourth), 502, 506 (Fifth), 604 (Sixth), 706 (Seventh);

Block-C: 107 (First), 205, 207 (Second), 305, 306, 307 (Third), 403, 405, 407 (Fourth), 505, 506, 507 (Fifth), 601, 605, 606, 607 (Sixth), 705, 707 (Seventh); Block-D: 30.

Parking Space Block-A- 02, 03, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30

Block-B- 01, 10, 15, 19, 21, 26, 28, 30, 31, 33, 35, 37, 38, 45, 47

Block-C-15, 16, 17, 31, 33, 34, 35, 36, 37, 39, 41, 43, 44, 45, 47, 48, 49, 50, 40

Visitor Block-A- 31, Block-B- 48, Block-C-51

(b) Landowner's Share:-Kapildeo Chaudhary, Block-B 202-Second 403-Fourth Block-C 201-Second

Smt. Lalmanti, Block-B Devi, 102 First, Block-C 102 First 502 Fifth

Manoj Chaudhary, Block-B 302 Third, Block-C 301 Third 501 Fifth

Ganesh Chaudhary, Block-B 503 Fifth Block-C 103 First 302 Third

Madheshwar Chaudhary, Block-B 402 Forth Block-C 304 Third 504 Fifth

Pradeep Chaudhary, Block-B 702 Seventh Block-C 602 sixth 703 Seventh

Uday Chaudhary, Block-A 206 Second Block-B 105 First 505 Fifth Block-C 204 Second

Vinod Chaudhary, Block-B 203 Second 303 Third Block-C 101 First 401 Forth 701 Seventh

Sushil Chaudhary, Block-B 404 Fourth 501 Fifth 602, 603 Sixth

Saraswati Devi, Block-B 103 First 204 Second 701, 703 Seventh

Rajnandan Singh, Block-B 504 Fifth 406 Fourth 601 Sixth Block-C 202 Second 604 Sixth 704 Seventh

Rakesh Kumar Urf Ajay Kumar, Block-B 104 First 201 Second 606 Sixth Block-C 102 First 303 Third 503 Fifth

Vijay Singh, Block-B 704, 705 Seventh 305 Third Block-C 104 First, 203 Second 603 Sixth

Veena Devi, Block-B 206 Second 304 Third 401 Fourth Block-C 402, 404 Forth 702 Seventh

Jagnarayan Chaudhary, Block-A 106 First 306 Third 506 Fifth, Block-B 605 Sixth Block-C 106 First 206 Second 406 Fourth 706 Seventh

Parking Space Block-A- 01, 04, 05, 29 Block-B- 32, 06, 02, 46, 42, 08, 29, 17, 40, 23, 22, 14, 11, 04, 20, 25, 07, 12, 24, 18, 36, 39, 41, 44, 27, 09, 34, 16, 13, 43, 05, 03

Block-C-10, 32, 20, 29, 38, 46, 30, 11, 19, 27, 25, 21, 01, 07, 28, 18, 13, 03, 24, 12, 22, 08, 02, 05, 42, 14, 23, 26, 09, 04, 06

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(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 **6 Year 0 Month 0 Day** commencing from **02-Jul-2025** and ending with **02-Jul-2031** , 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 that has passed the map 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.

Digitally signed by ALOK KUMAR Date: 2025.07.02 01:19:54 +05'30'

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