



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

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **24-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 : **BRERAP188513010725061229E00**
Promoter Type (Company) : **NEXGEN INFRA HEIGHTS PRIVATE LIMITED**
Project Name : **KHARARI COMPLEX**
Project Address : **OPP.SDO HOUSE, KHAJA SARAI, DARBHANGA**

Project Type : **Mixed Development(residential and commercial), BASEMENT G+5, Ward No-46, Khata No-46**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Darbhangha	Darbhangha	halka-11	Khajasarai	207	62.44

TOTAL LAND (IN DISMIL) 62.44

1. The above mentioned project is developed by the promoter Company NEXGEN INFRA HEIGHTS PRIVATE LIMITED . having its registered office at B-3, VINITA VILLA, NALA PAR, SIDDHIARTHA NAGAR, JAGDEO PATH, 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 (STATE BANK OF INDIA, Branch Name - SAGUNA MORE, O ZONE BRANCH, PATNA, PatnaBihar Master Account No. :00000043729822163 , Project Account No. :00000043799817149 , Promoter Account No. : 00000043799818370 IFSC Code : SBIN0011675) 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. **4 Year 5 Month 18 Day** commencing from **24-Jul-2025** and ending with **06-Dec-2029**

(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 – Total Units: 34**

Block-A:

3rd Floor: T-302, T-303

4th & 5th Floor: F-401 & F-501, F-403 & F-503, F-404 & F-504

Block-B:

Ground Floor: G-05, G-06, G-07

1st Floor: F-101, F-102, F-105, F-106

2nd Floor: S-201, S-202, S-203, S-204, S-205, S-206, S-207

3rd Floor: T-302, T-303, T-304, T-307

4th Floor: F-401, F-402, F-403, F-404, F-405, F-406, F-407

5th Floor: F-502, F-503, F-504, F-505

Shops – Total: 01 Unit

Block-A: Ground Floor – G-02

Covered Garages – Total: 42 Units

Serial Nos: 1 to 34, 52, 56 to 62

Office Space – Total: 02 Units

Block-A:

1st Floor – F-102

2nd Floor – S-202

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(b) Landowner's Share:-Flats – Total Units: 15

Block-A:

Smt. Puspa Singh – 3rd Floor – T-301

Smt. Renu Singh – 3rd Floor – T-304

Kumar Gaurav – 4th Floor – F-402

Sri Gandharva Narayan Singh – 5th Floor – F-502

Block-B:

Sri Gandharva Narayan Singh – Ground Floor – G-03

Kumar Gaurav – Ground Floor – G-04

Kumar Gaurav – 1st Floor – F-103

Puspa Singh – 1st Floor – F-104

Smt. Renu Singh – 1st Floor – F-107

Smt. Puspa Singh – 3rd Floor – T-301

Smt. Anulika Singh – 3rd Floor – T-305

Smt. Puspa Singh – 3rd Floor – T-306

Smt. Anulika Singh – 5th Floor – F-501

Smt. Renu Singh – 5th Floor – F-506

Smt. Anulika Singh-5th Floor -F-507

Shops – Total: 02 Units

Block-A:

Ground Floor – G-01(A) (shared)

G-01(B) (shared by all landowners)

Covered Garages – Total: 20 Units

Serial Nos:

Smt. Puspa Singh – 35, 36, 37, 38

Sri Gandharva Narayan Singh – 39, 40, 41, 42

Kumar Gaurav – 43, 44, 45, 46

Smt. Anulika Singh – 47, 48, 49, 50

Smt. Renu Singh – 51, 53, 54, 55

Office Space – Total: 04 Units

Block-A:

Smt. Renu Singh – 1st Floor – F-101(A)

Smt. Puspa Singh, Sri Gandharva Narayan Singh, Kumar Gaurav, and Smt. Anulika Singh – 1st Floor – F-101(B) (shared equally)

Smt. Renu Singh – 2nd Floor – S-201(A)

Smt. Puspa Singh, Sri Gandharva Narayan Singh, Kumar Gaurav, Smt. Anulika Singh – 2nd Floor – S-201(B) (shared equally)

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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 **4 Year 5 Month 18 Day** commencing from **24-Jul-2025** and ending with **06-Dec-2029** , 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: 2025.07.24 01:38:02 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority