

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

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: 18-Nov-2025

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

Project registration number : BRERAP193228071125270732E00
Promoter Type (Partnership Firm) : HIRA PANNA INFRAPROJECTS LLP
Project Name : The Kings Court
Project Address : Plot No.- 199, 200, 201, 202, Khata no.- 56, 58, 65, Tauzi no.- 5661, 5276, Thana No.- 40, Thana- Dinapur, At Mauza- Adampur, Patna, Bihar

Project Type : Residential/Group Housing, B+G+16, Khata No 56, 58, 65

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Danapur	Lakhanibigha	Adampur Kala	199	1.56
2	Patna	Danapur	Lakhanibigha	Adampur Kala	200	23.50
3	Patna	Danapur	Lakhanibigha	Adampur Kala	201	12.00
4	Patna	Danapur	Lakhanibigha	Adampur Kala	201	22.00
5	Patna	Danapur	Lakhanibigha	Adampur Kala	201	50.00
6	Patna	Danapur	Lakhanibigha	Adampur Kala	202	3.12
7	Patna	Danapur	Lakhanibigha	Adampur Kala	202	5.62
8	Patna	Danapur	Lakhanibigha	Adampur Kala	202	9.87

TOTAL LAND (IN DISMIL) 127.67

1. The above mentioned project is developed by the promoter Partnership Firm HIRA PANNA INFRAPROJECTS LLP . having its registered office at Plot No-100A, Patliputra Colony, Patliputra, 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 (Axis Bank, Branch Name - Ground and First Floor, Plot No.- 136, Main Road, Patliputra Colony, Opposite of IIT Patna, Patna, PatnaBihar Master Account No. :925020022975960 , Project Account No. :925020022325323 , Promoter Account No. : 925020024033523 IFSC Code : UTIB0002619) 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

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(d) The registration shall be valid for a period of. **7 Year 4 Month 9 Day** commencing from **18-Nov-2025** and ending with **27-Jul-2032**

(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.

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:- **Tower 1: 1st floor: 103; 6th floor: 602, 603; 8th floor: 801, 802; 9th floor: 901, 902; 10th floor: 1001, 1002; 11th floor: 1101, 1102; 12th floor: 1203, 1201; 14th floor: 1401, 1403; 15th floor: 1502, 1503**

Tower 2: 1st floor: 103; 2nd floor: 201; 3rd floor: 301, 302; 4th floor: 401, 402; 5th floor: 501, 502; 6th floor: 602; 7th floor: 701, 702; 8th floor: 801, 802, 803; 9th floor: 901, 903; 10th floor: 1001, 1002; 11th floor: 1101, 1102; 12th floor: 1201, 1202; 14th floor: 1401, 1403; 15th floor: 1501, 1502, 1503

Parking Space, Basement Floor: Tower 1: 103, 602, 603, 801, 802, 901, 902, 1001, 1002, 1101, 1102, 1201, 1203, 1401, 1403, 1502, 1503

Tower 2: 103, 201, 301, 302, 401, 402, 501, 502, 602, 701, 702, 801, 802, 803, 901, 903, 1001, 1002, 1101, 1102, 1201, 1202, 1402, 1403, 1501, 1502, 1503



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(b) Landowner's Share:-Bidya Bhushan Singh & Ranjeet Kumar Singh Flats- Tower 1: 2nd floor: 203; 3rd floor: 303; 4th floor: 402, 403; 5th floor: 503; 8th floor: 803; 9th floor: 903; 10th floor: 1003

Tower 2: 5th floor: 503

Praneet Kumar Singh & Tanuja Singh Flats- Tower 1: 1st floor: 101, 102; 15th floor: 1501

Anamika Kumari & Kumar Pratyush Tower 2: 2nd floor: 203

Shyam Babu Singh, Sunil Kumar & Renuka Devi Tower 1: 11th floor: 1103 Tower 2: 9th floor: 902

Shalini Pansari Tower 2: 14th floor: 1401

Ananya Tower 1: 12th floor: 1202

Vibha Kumari Tower 1: 2nd floor: 201

Shiv Kumar Singh Tower 1: 4th floor: 401; 7th floor: 701

Tower 2: 2nd floor: 202; 6th floor: 603; 7th floor: 703

Shailendra Kumar Singh Tower 2: 1st floor: 102; 3rd floor: 303

Shivam Dwivedi Tower 1: 3rd floor: 301 Ramjee Singh

Tower 1: 3rd floor: 302; 5th floor: 501, 502; 6th floor: 601; 7th floor: 702, 703; 14th floor: 1402

Kavita Kumari Tower 2: 11th floor: 1103

Punam Sinha Tower 1: 2nd floor: 202 Tower 2: 6th floor: 601

Jay Prakash Singh Tower 2: 1st floor: 101; 4th floor: 403

Parking Space: Bidya Bhushan Singh & Ranjeet Kumar Singh Basement floor: Tower 1: 203, 303, 402, 403, 503, 803, 903, 1003 Tower 2: 503

Praneet Kumar Singh & Tanuja Singh Basement floor: Tower 1: 101, 102, 1501, 1501A

Anamika Kumari & Kumar Pratyush Basement floor: Tower 2: 203

Shyam Babu Singh, Sunil Kumar & Renuka Devi Basement floor: Tower 1: 1103 Tower 2: 902, 1003, 1203

Shalini Pansari Basement floor: Tower 2: 1401

Ananya Basement floor: Tower 1: 1202

Vibha Kumari Basement floor: Tower 1: 201

Shiv Kumar Singh Basement floor: Tower 1: 401, 701 Tower 2: 202, 603, 703

Shailendra Kumar Singh Basement floor: Tower 2: 102, 303

Shivam Dwivedi Basement floor: Tower 1: 301

Ramjee Singh Basement floor: Tower 1: 302, 501, 502, 601, 702, 703, 1402

Kavita Kumari Basement floor: Tower 2: 1103

Punam Sinha Basement floor: Tower 1: 202 Tower 2: 601

Jay Prakash Singh Basement floor: Tower 2: 101, 403

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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 **7 Year 4 Month 9 Day** commencing from **18-Nov-2025** and ending with **27-Jul-2032** , 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 RAJESH THADANI Date: 2025.11.18 10:46:47 +05'30'

RAJESH THADANI

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