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

AMENDMENT REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **03-Aug-2026**

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

Project registration number	:	**BRERAP20252809082631 1234E00**
Promoter Type (Company)	:	**OCEANICA LIFESTYLE PRIVATE LIMITED**
Project Name	:	**OCEANICA SKYLINE**
Project Address	:	**Mauza-Bela, Thana-Bihta, Thana No.-83, Survey Plot No.-1770 (Part), 1772, 1774 (Part), 1775, 1776, 1777, 1778 (Part), 1779, 1783 (Part), Khata No.-40, 57, 71, 166, 455, 457, 458, 465, 499, Mauza-Painal, Thana-Bihta, Thana No.-70, Survey Plot No.-8426, 8427, 8428, 8429, 8430, 8431, 8432, 8433, 8434, 8435, 8436, 8437, 8438, 8439, 8440, 8441, 8442, 8453, 8454, 8455 (part), Khata No.- 2178, 1690, 1676, 1685, 1689, 1613, 1600, 2180, 1611, 2175, 1595, 1596, 1612, 1511 District: Patna (Bihar),**
Project Type	:	**Mixed Development(residential and commercial) , Tower-1 (LB+UB+S+28) , Tower-2 (LB+UB+S+26) , Tower-3 (EWS-LIG) (LB+UB+S+30) , Khata no.- 40, 57, 71, 166, 455, 457, 458, 465, 499**

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SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Bihta	Bella	Bella	1770	5.50
2	Patna	Bihta	Bella	Bella	1772, 1774, 1775	3.00
3	Patna	Bihta	Bella	Bella	1772, 1774, 1775	9.00
4	Patna	Bihta	Bella	Bella	1772, 1774, 1775	11.00
5	Patna	Bihta	Bella	Bella	1772, 1774, 1775	11.00
6	Patna	Bihta	Bella	Bella	1774	5.00
7	Patna	Bihta	Bella	Bella	1774	5.50
8	Patna	Bihta	Bella	Bella	1774	6.00
9	Patna	Bihta	Bella	Bella	1774	23.41
10	Patna	Bihta	Bella	Bella	1774, 1783	10.43
11	Patna	Bihta	Bella	Bella	1775	8.00
12	Patna	Bihta	Bella	Bella	1775	8.00
13	Patna	Bihta	Bella	Bella	1775	8.00
14	Patna	Bihta	Bella	Bella	1776, 1777, 1778, 1779, 1783	1.42
15	Patna	Bihta	Bella	Bella	1776, 1777, 1778, 1779, 1783	9.00
16	Patna	Bihta	Bella	Bella	1776, 1777, 1778, 1779, 1783	9.00
17	Patna	Bihta	Bella	Bella	1776, 1777, 1778, 1779, 1783	9.00
18	Patna	Bihta	Bella	Bella	1776, 1777, 1778, 1779, 1783	9.00
19	Patna	Bihta	Bella	Bella	1776, 1777, 1778, 1779, 1783	9.00
20	Patna	Bihta	Bella	Bella	1776, 1777, 1778, 1779, 1783	9.00

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21	Patna	Bihta	Bella	Bella	1776, 1777, 1778, 1779, 1783	11.00
22	Patna	Bihta	Bella	Bella	1778	4.00
23	Patna	Bihta	Bella	Bella	1783	2.75
24	Patna	Bihta	Painal	Painal	8426,8437,8439	12.14
25	Patna	Bihta	Painal	Painal	8427, 8434, 8435, 8436, 8441, 8442, 8453, 8454	51.00
26	Patna	Bihta	Painal	Painal	8428	2.00
27	Patna	Bihta	Painal	Painal	8429,8430,8431,8432	29.00
28	Patna	Bihta	Painal	Painal	8433, 8438	6.00
29	Patna	Bihta	Painal	Painal	8440,8455	0.00
30	Patna	Bihta	Painal	Painal	8440,8455	9.00

TOTAL LAND (IN DISMIL) 296.16

1. The above mentioned project is developed by the promoter Company OCEANICA LIFESTYLE PRIVATE LIMITED . having its registered office at OFFICE NO.- 625-626, 6TH FLOOR, ASHIANA HARI NIWAS, DAK BUNGALOW ROAD, PATNA G.P.O., PATNA, PHULWARI, BIHAR, PIN-800001.

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 - Khagaul Road, Patna, PatnaBihar Master Account No. :925020049386556 , Project Account No. :925020049386831 , Promoter Account No. : 925020049386572 IFSC Code : UTIB0005248) 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;

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(d) The registration shall be valid for a period of. **8 Year 1 Month 21 Day** commencing from 03-Aug-2026 and ending with **31-Dec-2034**

(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 – Flat no.- 101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 504, 601, 602, 603, 701, 702, 703, 704, 801, 802, 803, 804, 901, 902, 903, 904, 1001, 1002, 1003, 1004, 1101, 1102, 1103, 1104, 1201, 1202, 1203, 1204, 1401, 1402, 1403, 1404, 1501, 1502, 1503, 1504, 1601, 1602, 1603, 1604, 1701, 1702, 1703, 1704, 1801, 1802, 1803, 1804, 1901, 1903, 1904, 2001, 2002, 2003, 2004, 2101, 2102, 2103, 2104, 2201, 2202, 2203, 2204, 2301, 2302, 2303, 2304, 2401, 2402, 2403, 2404, 2503, 2504, 2601, 2701, 2702, 2704, 2801, 2802, Tower 2- Flat no.- 101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 801, 802, 804, 805, 901, 902, 905, 1001, 1002, 1004, 1005, 1101, 1102, 1104, 1201, 1204, 1205, 1401, 1402, 1404, 1405, 1501, 1504, 1505, 1604, 1605, 1701, 1702, 1704, 1705, 1801, 1802, 1804, 1805, 1901, 1902, 1904, 1905, 2001, 2002, 2004, 2005, 2101, 2102, 2104, 2105, 2201, 2202, 2204, 2205, 2301, 2302, 2304, 2305, 2401, 2402, 2404, 2405, 2501, 2502, 2601, 2602, 2604, 2605, 2701. Shop no.- GF-01, GF-02, GF-03, GF-04, FF-01, FF-02, FF-03, FF-04, FF-05, FF-06, 2F-01, 2F-02, 2F-03, 2F-04, 2F-05, 2F-06, 3F-01, 3F-02, 3F-03, 3F-04, 3F-05, 3F-06, Parking Space- LB-57 nos., UB-135 nos., Stilt level- 33 nos., Open parking- 16.**

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(b) Landowner's Share:-**Ritesh Kumar: Tower-2, Flat no.- 601, 602, 603, 604, 605, 606, 701, 702, 703, 704, 705, 706, Shop no.- GF-05, GF-06, Parking space no.- 601, 602, 603, 604, 605, 606, 701, 702, 703, 704, 705, 706.**

Ranjeet Kumar: Tower-02, Flat no.- 403, 406, 503, 506, 2203, Parking space no.- 403, 406, 503, 506, 2203.

Navin Sharma Alias Naubind Sharma: Tower-2, Flat no.- 303, 306, 1003, 2303, 2306, Parking space no.- 303, 306, 1003, 2303, 2306.

Arun Sharma- Tower-2, Flat no.- 203, 206, 903, 2003, 2006, Parking space no.- 203, 206, 903, 2003, 2006

Subindra Kumar- Tower-2, Flat no.- 103, 106, 803, 2103, 2106, Parking space no.- 103, 106, 803, 2103, 2106.

Shaliendra Kumar Sharma: Tower-2, Flat no.- 806, Parking space no.- 806.

Sakendra Sharma: Tower-2, Flat no.- 906, Parking space no.- 906.

Sushila Devi: Tower-2, Flat no.- 1006, Parking space no.- 1006.

Vimlendra: Tower-1, Flat no.- 2804, Parking space no.- 2804.

Arghya Bagchi: Tower-1, Flat no.- 2602, 2603, 2604, Parking space no.- 2602, 2603, 2604.

Avinesh Kumar: Tower-2, Flat no.- 1803, 1806, Parking space no.- 1803, 1806.

Madhusudan Giri: Tower-2, Flat no.- 1502, 1506, Parking space no.- 1502, 1506.

Sujata Kumari: Tower-2, Flat no.- 1202, 1206, Parking space no.- 1202, 1206.

Abhineet: Tower-2, Flat no.- 1503, Parking space no.- 1503.

Priyanka Prakash: Tower-2, Flat no.- 1103, 1203, Parking space no.- 1103, 1203.

Rakesh Kumar: Tower-2, Flat no.- 2503, 2506, Parking space no.- 2503, 2506.

Kamlesh Kumar: Tower-1, Flat no.- 1902, Parking space no.- 1902.

Sweta Shekhar: Tower-2, Flat no.- 2704, Parking space no.- 2704.

Ranju Kumari Sharma: Tower-1, Flat no.- 2703, Parking space no.- 2703.

Rashmi Priya: Tower-2, Flat no.- 904, 2206, Parking space no.- 904, 2206.

Bhupendra Kumar Singh: Tower-2, Flat no.- 1602, 1603, Parking space no.- 1602, 1603.

Saurabh Anand: Tower-2, Flat no.- 2504, 2505, Parking space no.- 2504, 2505.

Manisha Kumari: Tower-2, Flat no.- 1105, 1106, Parking space no.- 1105, 1106.

Girija Devi: Tower-2, Flat no.- 1703, 1706, Parking space no.- 1703, 1706.

Nirmala Sinha: Tower-1, Flat no.- 2501, 2502, Parking space no.- 2501, 2502.

Kaushal Kumar Singh & Kamlesh Kumar: Tower-2, Flat no.- 2606, Parking space no.- 2606.

Rajesh Kumar: Tower-2, Flat no.- 1601, 1606, Parking space no.- 1601, 1606.

Ajay Chetan Jha: Tower-2, Flat no.- 1906, 2403, 2406, Parking space no.- 1906, 2403, 2406.

Abhishek Sharma & Namita Sahay: Tower-2, Flat no.- 2603, 2703, 2706, Parking space no.- 2603, 2703, 2706.

Sunita Dubey: Tower-1, Flat no.- 604, Parking space no.- 604.

Bhaskar Jha: Tower-2, Flat no.- 1903, Parking space no.- 1903.

Vidya Bharti: Tower-2, Flat no.- 1403, 1406, Parking space no.- 1403, 1406.

Nirmal Kumar: Tower-1, Flat no.- 2902, Parking space no.- 2902.

Sanjeev Kumar: Tower-1, Flat no.- 2901, Parking space no.- 2901.

FORM 'C'
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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 **8 Year 1 Month 21 Day** commencing from 03-Aug-2026 and ending with **31-Dec-2034** , 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.

ANIMESH PANDEY
Digitally signed by ANIMESH PANDEY Date: 2026.11.10 08:08:39 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority