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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **10-Nov-2026**

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

Project registration number : **BRERAP206320011126070230E00**

Promoter Type (Company) : **SWASTIK QUARRYING INFRA PRIVATE LIMITED**

Project Name : **VIDYAPATI ENCLAVE**

Project Address : **MAUZA- MIRJAPUR BANDWAR, SITUATED AT CHANKYA NAGAR ROAD, PS-BEGUSRAI KOTWALI**

Project Type : **Residential/Group Housing, G+5, Khata No.-392, 392,197**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Begusarai	Begusarai	Municipal council	Mirzapur Banduar	85	4.00
2	Begusarai	Begusarai	Municipal council	Mirzapur Banduar	85	4.00
3	Begusarai	Begusarai	Municipal council	Mirzapur Banduar	85	8.00
4	Begusarai	Begusarai	Municipal council	Mirzapur Banduar	85	10.00
5	Begusarai	Begusarai	Municipal council	Mirzapur Banduar	85, 84	41.00

TOTAL LAND (IN DISMIL) **67.00**

1. The above mentioned project is developed by the promoter Company SWASTIK QUARRYING INFRA PRIVATE LIMITED . having its registered office at A/3,VIVEKANAND PARK LANE-A S.E, PATLIPUTRA COLONY, 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 - SBI SME BFT BRANCH, BegusaraiBihar Master Account No. :44074146072 , Project Account No. :44074289066 , Promoter Account No. : 43011044753 IFSC Code : SBIN0002913) 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. **4 Year 9 Month 3 Day** commencing from **10-Nov-2026** and ending with **07-Feb-2030**

(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:

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(a) Promoter Share:- **First Floor 3 BHK 106 Promoter Part**
First Floor 3 BHK 107 Promoter Part
Second Floor 3 BHK 201 Promoter Part
Second Floor 3 BHK 202 Promoter Part
Second Floor 2 BHK 204 Promoter Part
Second Floor 3 BHK 205 Promoter Part
Second Floor 2 BHK 210 Promoter Part
Second Floor 3 BHK 212 Promoter Part
Second Floor 1 BHK 213 Promoter Part
Third Floor 3 BHK 302 Promoter Part
Third Floor 3 BHK 307 Promoter Part
Third Floor 3 BHK 308 Promoter Part
Third Floor 2 BHK 309 Promoter Part
Third Floor 2 BHK 310 Promoter Part
Third Floor 3 BHK 311 Promoter Part
Third Floor 3 BHK 312 Promoter Part
Third Floor 1 BHK 313 Promoter Part
Fifth Floor 3 BHK 502 Promoter Part
Fourth Floor 2 BHK 410 Promoter Part
Fifth Floor 3 BHK 501 Promoter Part
Fifth Floor 2 BHK 503 Promoter Part
Fifth Floor 2 BHK 504 Promoter Part
Fifth Floor 3 BHK 505 Promoter Part
Fifth Floor 3 BHK 506 Promoter Part
Fifth Floor 3 BHK 507 Promoter Part
Fifth Floor 3 BHK 511 Promoter Part
Fifth Floor 3 BHK 512 Promoter Part
Fifth Floor 1 BHK 513 Promoter Part
Third Floor 3 BHK 301 Promoter Part
Fifth Floor 3 BHK 508 Promoter Part
Fifth Floor 2 BHK 509 Promoter Part
Fifth Floor 2 BHK 510 Promoter Part
Second Floor 3 BHK 208 Promoter Part
Second Floor 2 BHK 209 Promoter Part
Second Floor 3 BHK 211 Promoter Part
Third Floor 2 BHK 304 Promoter Part
Third Floor 3 BHK 305 Promoter Part
Third Floor 3 BHK 306 Promoter Part
Promoter Parking Share
VIDYAPATI ENCLAVE 28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48 Promoter Part
VIDYAPATI ENCLAVE 49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64 and 65 Promoter Part

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(b) Landowner's Share:-**First Floor 3 BHK 105 AROHI KUMAR**

First Floor 3 BHK 108 AROHI KUMAR
First Floor 2 BHK 109 ANJANI KUMARI
First Floor 2 BHK 110 ANJANI KUMARI
First Floor 3 BHK 111 AROHI KUMAR
First Floor 3 BHK 112 ANKITA SINGH
First Floor 1 BHK 113 ANKITA SINGH
Second Floor 2 BHK 203 RAMCHANDRA SINGH
Second Floor 3 BHK 206 AROHI KUMAR
First Floor 3 BHK 101 AROHI KUMAR
Third Floor 2 BHK 303 RAMCHANDRA SINGH
Fourth Floor 3 BHK 401 AROHI KUMAR
Fourth Floor 3 BHK 402 AROHI KUMAR
Fourth Floor 2 BHK 404 ANJANI KUMARI
Fourth Floor 3 BHK 405 AROHI KUMAR
Fourth Floor 3 BHK 408 AROHI KUMAR
Fourth Floor 2 BHK 409 RANJANA KUMARI
Fourth Floor 3 BHK 411 AROHI KUMAR
Fourth Floor 3 BHK 412 RANJANA KUMARI
Fourth Floor 1 BHK 413 RANJANA KUMARI
Fourth Floor 3 BHK 406 AROHI KUMAR
Fourth Floor 3 BHK 407 AROHI KUMAR
First Floor 3 BHK 102 AROHI KUMAR
First Floor 2 BHK 103 RANJANA KUMARI
First Floor 2 BHK 104 RANJANA KUMARI
Second Floor 3 BHK 207 AROHI KUMAR
Fourth Floor 2 BHK 403 ANJANI KUMARI

Landowner Parking Share

VIDYAPATI ENCLAVE 1,2,3,4,5,6,7,8,9,10,11,12,13 and 14 AROHI KUMAR
VIDYAPATI ENCLAVE 15 and 16 RAMCHANDRA SINGH
VIDYAPATI ENCLAVE 17,18,19 and 20 ANJANI KUMARI
VIDYAPATI ENCLAVE 21 and 22 ANKITA SINGH
VIDYAPATI ENCLAVE 23,24,25,26 and 27 RANJANA KUMARI

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[See Rule 5(1)]

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Registration Date: **10-Nov-2026**

(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 9 Month 3 Day** commencing from **10-Nov-2026** and ending with **07-Feb-2030** , 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 05:50:51 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority