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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **09-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 : **BRERAP206228211126210731E00**

Promoter Type (Company) : **NALANDA UMEED CITY PRIVATE LIMITED**

Project Name : **CHANDRA NUTAN**

Project Address : **Mauza –Chhitma, Anchal – Deedarganj, Khata No.- 05, 08, Plot No: - 19(P), 21(P), Thana No.:30, Tauzi No.- 55, Thana- Deedarganj, District: Patna (Bihar)**

Project Type : **Residential/Group Housing, G+B+G+6, Khata No.-05, 08, 05, 08**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Athmalgola	RAMNAGAR KARARI KACHAR	Mahuli	19	104.98
2	Patna	Athmalgola	RAMNAGAR KARARI KACHAR	Mahuli	19, 21	18.74
3	Patna	Athmalgola	RAMNAGAR KARARI KACHAR	Mahuli	21	3.12

TOTAL LAND (IN DISMIL) 126.84

1. The above mentioned project is developed by the promoter Company NALANDA UMEED CITY PRIVATE LIMITED . having its registered office at NALANDA UMEED CITY PRIVATE LIMITED
DHUNKI MORE,OPP-RAJ DAIRY, FARM GANDHI SETU ROAD, Pahari, Sampatchak, Patna- 800007, Bihar

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 - NMCH BRANCH PATNA, PatnaBihar Master Account No. :45534093891 , Project Account No. :45521961560 , Promoter Account No. : 45534145912 IFSC Code : SBIN0005331) 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. **5 Year 4 Month 12 Day** commencing from **09-Nov-2026** and ending with **21-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.

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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[See Rule 5(1)]

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(a) Promoter Share:- **Ground Floor 3 BHK G 04 Promoter Part**
Ground Floor 3 BHK G 05 Promoter Part
Ground Floor 3 BHK G 06 Promoter Part
Ground Floor 3 BHK G 07 Promoter Part
Ground Floor 3 BHK G 08 Promoter Part
Ground Floor 3 BHK G 09 Promoter Part
Ground Floor 2 BHK G 10 Promoter Part
Ground Floor 2 BHK G 11 Promoter Part
Third Floor 3 BHK 304 Promoter Part
Third Floor 3 BHK 305 Promoter Part
Third Floor 3 BHK 306 Promoter Part
Third Floor 3 BHK 307 Promoter Part
Third Floor 3 BHK 308 Promoter Part
Third Floor 3 BHK 309 Promoter Part
Third Floor 3 BHK 310 Promoter Part
Third Floor 3 BHK 311 Promoter Part
Fifth Floor 3 BHK 509 Promoter Part
Fifth Floor 3 BHK 510 Promoter Part
First Floor 3 BHK 109 Promoter Part
First Floor 3 BHK 110 Promoter Part
First Floor 3 BHK 111 Promoter Part
Ground Floor 3 BHK G 01 Promoter Part
Ground Floor 3 BHK G 02 Promoter Part
Ground Floor 3 BHK G 03 Promoter Part
First Floor 2 BHK 112 Promoter Part
First Floor 2 BHK 113 Promoter Part
Third Floor 3 BHK 301 Promoter Part
Third Floor 3 BHK 302 Promoter Part
Third Floor 3 BHK 303 Promoter Part
Third Floor 2 BHK 313 Promoter Part
Fifth Floor 3 BHK 501 Promoter Part
Fifth Floor 3 BHK 502 Promoter Part
Fifth Floor 3 BHK 504 Promoter Part
Fifth Floor 3 BHK 508 Promoter Part
Fifth Floor 3 BHK 511 Promoter Part
Fifth Floor 2 BHK 512 Promoter Part
Fifth Floor 2 BHK 513 Promoter Part
Sixth Floor 3 BHK 601 Promoter Part
Sixth Floor 3 BHK 602 Promoter Part
Sixth Floor 3 BHK 603 Promoter Part
Sixth Floor 3 BHK 604 Promoter Part
Sixth Floor 3 BHK 606 Promoter Part
Sixth Floor 3 BHK 607 Promoter Part
Sixth Floor 3 BHK 608 Promoter Part
Sixth Floor 3 BHK 609 Promoter Part
First Floor 3 BHK 101 Promoter Part
First Floor 3 BHK 102 Promoter Part
First Floor 3 BHK 103 Promoter Part
First Floor 3 BHK 105 Promoter Part

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First Floor 3 BHK 106 Promoter Part
Third Floor 2 BHK 312 Promoter Part
Fifth Floor 3 BHK 503 Promoter Part
Fifth Floor 3 BHK 505 Promoter Part
Fifth Floor 3 BHK 506 Promoter Part
Fifth Floor 3 BHK 507 Promoter Part
Others 1 BHK 36 Promoter Part
First Floor 3 BHK 104 Promoter Part
First Floor 3 BHK 107 Promoter Part
First Floor 3 BHK 108 Promoter Part
Sixth Floor 2 BHK 612 Promoter Part
Sixth Floor 2 BHK 613 Promoter Part

Promoter Parking Share

CHANDRA NUTAN PARKING NO: - 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, Promoter Part
CHANDRA NUTAN PARKING NO: - 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313 Promoter Part
CHANDRA NUTAN PARKING NO: - 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, Promoter Part
CHANDRA NUTAN PARKING NO: - 601, 602, 603, 604, 606, 607, 608,609, 612, 613. Promoter Part
CHANDRA NUTAN PARKING NO: - G 01, G 02, G 03, G 04, G 05, G 06, G 07, G 08, G 09, G 10, G 11, Promoter Part

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(b) Landowner's Share:-**Sixth Floor 3 BHK 611 NUTAN DEVI**

Second Floor 3 BHK 201 NUTAN DEVI
Second Floor 3 BHK 202 NUTAN DEVI
Second Floor 3 BHK 203 NUTAN DEVI
Second Floor 3 BHK 204 NUTAN DEVI
Second Floor 3 BHK 208 NUTAN DEVI
Second Floor 3 BHK 209 NUTAN DEVI
Second Floor 2 BHK 212 NUTAN DEVI
Second Floor 2 BHK 213 NUTAN DEVI
Fourth Floor 3 BHK 401 NUTAN DEVI
Fourth Floor 3 BHK 402 NUTAN DEVI
Fourth Floor 3 BHK 404 NUTAN DEVI
Fourth Floor 3 BHK 405 NUTAN DEVI
Fourth Floor 3 BHK 406 NUTAN DEVI
Sixth Floor 3 BHK 605 NUTAN DEVI
Sixth Floor 3 BHK 610 NUTAN DEVI
Second Floor 3 BHK 205 NUTAN DEVI
Second Floor 3 BHK 206 NUTAN DEVI
Second Floor 3 BHK 207 NUTAN DEVI
Second Floor 3 BHK 210 NUTAN DEVI
Second Floor 3 BHK 211 NUTAN DEVI
Fourth Floor 3 BHK 403 NUTAN DEVI
Fourth Floor 3 BHK 407 NUTAN DEVI
Fourth Floor 3 BHK 408 NUTAN DEVI
Fourth Floor 3 BHK 409 NUTAN DEVI
Fourth Floor 3 BHK 410 NUTAN DEVI
Fourth Floor 3 BHK 411 NUTAN DEVI
Fourth Floor 2 BHK 412 NUTAN DEVI
Fourth Floor 2 BHK 413 NUTAN DEVI

Landowner Parking Share

CHANDRA NUTAN NUTAN DEVI PARKING NO: -201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213,

CHANDRA NUTAN NUTAN DEVI PARKING NO: -401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 605, 610, 611.

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **09-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 **5 Year 4 Month 12 Day** commencing from **09-Nov-2026** and ending with **21-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.

ANIMESH PANDEY

Digitally signed by ANIMESH PANDEY Date: 2026.11.09 01:01:51 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority