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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **07-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 : **BRERAP205728071126110529E00**
Promoter Type (Company) : **KHYATI INFRASTRUCTURE PRIVATE LIMITED**
Project Name : **NAVIN CHANDRA COMPLEX**
Project Address : **SIKANDARPUR, BISCUIT FACTORY MORE, MAUZA- SIKANDARPUR, DANAPUR, PATNA**

Project Type : **Residential/Group Housing, G+9, Khata No.-129,167**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Danapur	Municipal Council Danapur	sikanderpur	365,361	21.84
2	Patna	Danapur	Municipal Council Danapur	sikanderpur	365,361	21.84

TOTAL LAND (IN DISMIL) 43.68

1. The above mentioned project is developed by the promoter Company KHYATI INFRASTRUCTURE PRIVATE LIMITED . having its registered office at House no.120, Prakash Bhawan, North Anandpuri, West Boring Canal Road,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 (Bank of Maharashtra, Branch Name - DIGHA PATNA, PatnaBihar Master Account No. :60594096763 , Project Account No. :60594099232 , Promoter Account No. : 60594096093 IFSC Code : MAHB0002125) 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

(d) The registration shall be valid for a period of. **3 Year 6 Month 4 Day** commencing from **07-Nov-2026** and ending with **11-May-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.

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **07-Nov-2026**

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:- **Second Floor 3 BHK 201 Promoter Part**
Second Floor 3 BHK 202 Promoter Part
Second Floor 2 BHK 203 Promoter Part
Second Floor 3 BHK 204 Promoter Part
Second Floor 3 BHK 205 Promoter Part
Second Floor 1 BHK 206 Promoter Part
Fifth Floor 3 BHK 501 Promoter Part
Fifth Floor 3 BHK 502 Promoter Part
Fifth Floor 2 BHK 503 Promoter Part
Fifth Floor 3 BHK 504 Promoter Part
Fifth Floor 3 BHK 505 Promoter Part
Fifth Floor 1 BHK 506 Promoter Part
Ninth Floor 3 BHK 901 Promoter Part
Ninth Floor 3 BHK 902 Promoter Part
Ninth Floor 2 BHK 903 Promoter Part
Ninth Floor 3 BHK 904 Promoter Part
Ninth Floor 3 BHK 905 Promoter Part
Ninth Floor 1 BHK 906 Promoter Part
First Floor 3 BHK 104 Promoter Part
First Floor 3 BHK 105 Promoter Part
First Floor 1 BHK 106 Promoter Part
Seventh Floor 3 BHK 701 Promoter Part
Seventh Floor 3 BHK 702 Promoter Part
Seventh Floor 2 BHK 703 Promoter Part
Seventh Floor 3 BHK 704 Promoter Part
Seventh Floor 3 BHK 705 Promoter Part
Seventh Floor 1 BHK 706 Promoter Part

Promoter Parking Share

NAVIN CHANDRA COMPLEX P-104 Promoter Part
NAVIN CHANDRA COMPLEX P-105 Promoter Part
NAVIN CHANDRA COMPLEX P-106 Promoter Part
NAVIN CHANDRA COMPLEX P-201 Promoter Part
NAVIN CHANDRA COMPLEX P-202 Promoter Part
NAVIN CHANDRA COMPLEX P-203 Promoter Part
NAVIN CHANDRA COMPLEX P-204 Promoter Part
NAVIN CHANDRA COMPLEX P-205 Promoter Part
NAVIN CHANDRA COMPLEX P-206 Promoter Part
NAVIN CHANDRA COMPLEX P-501 Promoter Part
NAVIN CHANDRA COMPLEX P-502 Promoter Part
NAVIN CHANDRA COMPLEX P-503 Promoter Part
NAVIN CHANDRA COMPLEX P-504 Promoter Part
NAVIN CHANDRA COMPLEX P-505 Promoter Part
NAVIN CHANDRA COMPLEX P-506 Promoter Part
NAVIN CHANDRA COMPLEX P-701 Promoter Part

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **07-Nov-2026**

NAVIN CHANDRA COMPLEX	**P-702**	**Promoter Part**
NAVIN CHANDRA COMPLEX	**P-703**	**Promoter Part**
NAVIN CHANDRA COMPLEX	**P-704**	**Promoter Part**
NAVIN CHANDRA COMPLEX	**P-705**	**Promoter Part**
NAVIN CHANDRA COMPLEX	**P-706**	**Promoter Part**
NAVIN CHANDRA COMPLEX	**P-901**	**Promoter Part**
NAVIN CHANDRA COMPLEX	**P-902**	**Promoter Part**
NAVIN CHANDRA COMPLEX	**P-903**	**Promoter Part**
NAVIN CHANDRA COMPLEX	**P-904**	**Promoter Part**
NAVIN CHANDRA COMPLEX	**P-905**	**Promoter Part**
NAVIN CHANDRA COMPLEX	**P-906**	**Promoter Part**

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **07-Nov-2026**

(b) Landowner's Share:-**Third Floor 3 BHK 301 MR ASHISH KUMAR**

Third Floor	**3 BHK**	**302**	**MR ASHISH KUMAR**
Third Floor	**2 BHK**	**303**	**MR DEVASHISH KUMAR GUPTA**
Third Floor	**3 BHK**	**304**	**MR ASHISH KUMAR**
Third Floor	**3 BHK**	**305**	**MR ASHISH KUMAR**
Third Floor	**1 BHK**	**306**	**MR ASHISH KUMAR**
Fourth Floor	**3 BHK**	**401**	**MR DEVASHISH KUMAR GUPTA**
Fourth Floor	**3 BHK**	**402**	**MR DEVASHISH KUMAR GUPTA**
Fourth Floor	**2 BHK**	**403**	**MR ASHISH KUMAR**
Fourth Floor	**3 BHK**	**404**	**MR DEVASHISH KUMAR GUPTA**
Fourth Floor	**3 BHK**	**405**	**MR DEVASHISH KUMAR GUPTA**
Fourth Floor	**1 BHK**	**406**	**MR DEVASHISH KUMAR GUPTA**
Sixth Floor	**3 BHK**	**601**	**MR ASHISH KUMAR**
Sixth Floor	**3 BHK**	**602**	**MR ASHISH KUMAR**
Sixth Floor	**2 BHK**	**603**	**MR ASHISH KUMAR**
Sixth Floor	**3 BHK**	**604**	**MR ASHISH KUMAR**
Sixth Floor	**3 BHK**	**605**	**MR ASHISH KUMAR**
Sixth Floor	**1 BHK**	**606**	**MR ASHISH KUMAR**
Eighth Floor	**3 BHK**	**801**	**MR DEVASHISH KUMAR GUPTA**
Eighth Floor	**3 BHK**	**802**	**MR DEVASHISH KUMAR GUPTA**
Eighth Floor	**2 BHK**	**803**	**MR DEVASHISH KUMAR GUPTA**
Eighth Floor	**3 BHK**	**804**	**MR DEVASHISH KUMAR GUPTA**
Eighth Floor	**3 BHK**	**805**	**MR DEVASHISH KUMAR GUPTA**
Eighth Floor	**1 BHK**	**806**	**MR DEVASHISH KUMAR GUPTA**
First Floor	**2 BHK**	**103**	**MR ASHISH KUMAR**

Landowner Parking Share

NAVIN CHANDRA COMPLEX	**P-103**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-301**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-302**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-303**	**MR DEVASHISH KUMAR GUPTA**
NAVIN CHANDRA COMPLEX	**P-304**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-305**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-306**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-401**	**MR DEVASHISH KUMAR GUPTA**
NAVIN CHANDRA COMPLEX	**P-402**	**MR DEVASHISH KUMAR GUPTA**
NAVIN CHANDRA COMPLEX	**P-403**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-404**	**MR DEVASHISH KUMAR GUPTA**
NAVIN CHANDRA COMPLEX	**P-405**	**MR DEVASHISH KUMAR GUPTA**
NAVIN CHANDRA COMPLEX	**P-406**	**MR DEVASHISH KUMAR GUPTA**
NAVIN CHANDRA COMPLEX	**P-601**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-602**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-603**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-604**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-605**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-606**	**MR ASHISH KUMAR**
NAVIN CHANDRA COMPLEX	**P-801**	**MR DEVASHISH KUMAR GUPTA**
NAVIN CHANDRA COMPLEX	**P-802**	**MR DEVASHISH KUMAR GUPTA**
NAVIN CHANDRA COMPLEX	**P-803**	**MR DEVASHISH KUMAR GUPTA**
NAVIN CHANDRA COMPLEX	**P-804**	**MR DEVASHISH KUMAR GUPTA**

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **07-Nov-2026**

NAVIN CHANDRA COMPLEX	**P-805**	**MR DEVASHISH KUMAR GUPTA**
NAVIN CHANDRA COMPLEX	**P-806**	**MR DEVASHISH KUMAR GUPTA**

(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 **3 Year 6 Month 4 Day** commencing from **07-Nov-2026** and ending with **11-May-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.

ANIMESH PANDEY
Digitally signed by ANIMESH PANDEY Date: 2026.11.07 10:02:18 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority