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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **29-Oct-2026**

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

Project registration number : **BRERAP20563503102610063 1E00**

Promoter Type (Company) : **NATURE HOMES VALLEY PRIVATE LIMITED**

Project Name : **NIRVAN HEIGHTS**

Project Address : **MOHALLA- NAIL, MAUZA- DUBHAL, P.S- MAGADH MEDICAL COLLEGE, GAYA**

Project Type : **Residential/Group Housing, B+G+4, Khata No.-37 NEW, 47 OLD,250 NEW, 46 OLD**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Gaya	Sadar Gaya	Nail	dubhahal	1480 NEW, 962 OLD, 1481 NEW, 969 OLD	17.00

TOTAL LAND (IN DISMIL) 17.00

1. The above mentioned project is developed by the promoter Company NATURE HOMES VALLEY PRIVATE LIMITED . having its registered office at MOHAMMAD NAUSHAD HASAN, LATE HASAN IMAM, KAKO, JEHANABAD, 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 (Union Bank of India, Branch Name - BODHGAYA, GayaBihar Master Account No. :709801010050287 , Project Account No. :709801010050290 , Promoter Account No. : 709801010050291 IFSC Code : UBIN0570982) 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;

(d) The registration shall be valid for a period of. **5 Year 4 Month 19 Day** commencing from **29-Oct-2026** and ending with **10-Jun-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.

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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:- **First Floor 3 BHK 101 Promoter Part**

First Floor 2 BHK 102 Promoter Part
First Floor 3 BHK 103 Promoter Part
First Floor 2 BHK 104 Promoter Part
Third Floor 3 BHK 301 Promoter Part
Third Floor 2 BHK 302 Promoter Part
Third Floor 3 BHK 303 Promoter Part
Third Floor 2 BHK 304 Promoter Part

Promoter Parking Share :

NAME OF TOWER	FLAT NO	OWNER
NIRVAN HEIGHTS	P-101	Promoter Part
NIRVAN HEIGHTS	P-102	Promoter Part
NIRVAN HEIGHTS	P-103	Promoter Part
NIRVAN HEIGHTS	P-104	Promoter Part
NIRVAN HEIGHTS	P-301	Promoter Part
NIRVAN HEIGHTS	P-302	Promoter Part
NIRVAN HEIGHTS	P-303	Promoter Part
NIRVAN HEIGHTS	P-304	Promoter Part

(b) Landowner's Share:-**Second Floor 3 BHK 201 RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH**

Second Floor 2 BHK 202 RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
Second Floor 3 BHK 203 RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
Second Floor 2 BHK 204 RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
Fourth Floor 3 BHK 401 RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
Fourth Floor 2 BHK 402 RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
Fourth Floor 3 BHK 403 RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
Fourth Floor 2 BHK 404 RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH

Promoter Parking Share :

NIRVAN HEIGHTS	P-201	RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
NIRVAN HEIGHTS	P-202	RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
NIRVAN HEIGHTS	P-203	RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
NIRVAN HEIGHTS	P-204	RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
NIRVAN HEIGHTS	P-401	RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
NIRVAN HEIGHTS	P-402	RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
NIRVAN HEIGHTS	P-403	RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH
NIRVAN HEIGHTS	P-404	RAMCHANDRA PRASAD URF RAMCHANDRA PRASAD SINGH

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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 **5 Year 4 Month 19 Day** commencing from **29-Oct-2026** and ending with **10-Jun-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: 2026.10.29 03:49:45 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority