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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **13-Mar-2026**

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

Project registration number	:	**BRERAP19672804032631 1235E00**
Promoter Type (Partnership Firm)	:	**APARNA ARCHITECT AND ASSOCIATE LLP**
Project Name	:	**APARNA CITY**
Project Address	:	**NEAR TVSSHOWROOM, BYPASSROAD, SARISTABAD**
Project Type	:	**Residential/Group Housing, TOWER A, B, C, D, E: B+G+7, Khata no.-128, 144, 146, 161, 192, 197, 198, 199, 200, 217, 221, 224,**

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **13-Mar-2026**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1765 1888	15.31
2	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1765 1888	19.00
3	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1766	7.18
4	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1766 P	3.43
5	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1768	29.00
6	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1884	13.10
7	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1887	6.35
8	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1888	4.68
9	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1890	3.12
10	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1890	4.68
11	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1890	85.50
12	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1891 1892	15.00
13	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1892	5.15
14	Patna	Patna Sadar	Nutan Rajdhani-2	fog	1892	8.75
15	Patna	Patna Sadar	Nutan Rajdhani-2	fog	2035	3.47
16	Patna	Patna Sadar	Nutan Rajdhani-2	fog	2036	7.00
17	Patna	Patna Sadar	Nutan Rajdhani-2	fog	2036, 2037	3.50
18	Patna	Patna Sadar	Nutan Rajdhani-2	fog	2037	7.00
19	Patna	Patna Sadar	Nutan Rajdhani-2	fog	2037 2036	3.50
20	Patna	Patna Sadar	Nutan Rajdhani-2	fog	2037 2036	7.00
21	Patna	Patna Sadar	Nutan Rajdhani-2	fog	2038 2040	44.00
22	Patna	Patna Sadar	Nutan Rajdhani-2	fog	2040	10.93
23	Patna	Patna Sadar	Nutan Rajdhani-2	fog	2040	12.89

TOTAL LAND (IN DISMIL) 319.54

1. The above mentioned project is developed by the promoter Partnership Firm APARNA ARCHITECT AND ASSOCIATE LLP . having its registered office at 203
HITECH ARCADE OPP CDA
RAJENDRA PATH

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 - J C ROAD, PatnaBihar Master Account No. :43903327943 , Project Account No. :43502967241 , Promoter Account No. : 43903338693 IFSC Code : SBIN0001233) 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

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **13-Mar-2026**

(d) The registration shall be valid for a period of. **9 Year 9 Month 18 Day** commencing from **13-Mar-2026** and ending with **31-Dec-2035**

(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:- **Flat Nos.- A-206, A-207, A-306, A-307, A-401, A-402, A-405, A-406, A-501, A-502, A-505, A-506, A-507, A-601, A-602, A-605, A-606, A-607, A-610, A-706, B-107, B-108, B-201, B-208, B-301, B-308, B-402, B-404, B-405, B-406, B-407, B-408, B-501, B-504, B-505, B-506, B-507, B-508, B-602, B-603, B-604, B-605, B-606, B-607, B-608, B-701, B-702, B-703, B-704, B-705, B-706, B-707, B-708, C-101, C-102, C-207, C-208, C-301, C-302, C-307, C-308, C-401, C-402, C-403, C-405, C-406, C-407, C-408, C-501, C-504, C-505, C-506, C-507, C-601, C-602, C-603, C-604, C-605, C-606, C-607, C-608, C-703, C-704, C-705, C-706, C-707, C-708, D-101, D-102, D-105, D-106, D-201, D-202, D-205, D-206, D-301, D-302, D-303, D-305, D-306, D-402, D-404, D-501, D-502, D-506, D-601, D-602, D-605, D-606, D-701, D-702, D-703, D-705, D-706, E-201, E-202, E-301, E-302, E-606, E-701, E-704, E-705, E-706 and TOTAL 123 NOS. OF PARKING IN PROMOTER SHARE:- No. of Parking spaces: P-A-206, P-A-207, P-A-306, P-A-307, P-A-401, P-A-402, P-A-405, P-A-406, P-A-501, P-A-502, P-A-505, P-A-506, P-A-507, P-A-601, P-A-602, P-A-605, P-A-606, P-A-607, P-A-610, P-A-706, P-B-107, P-B-108, P-B-201, P-B-208, P-B-301, P-B-308, P-B-402, P-B-404, P-B-405, P-B-406, P-B-407, P-B-408, P-B-501, P-B-504, P-B-505, P-B-506, P-B-507, P-B-508, P-B-602, P-B-603, P-B-604, P-B-605, P-B-606, P-B-607, P-B-608, P-B-701, P-B-702, P-B-703, P-B-704, P-B-705, P-B-706, P-B-707, P-B-708, P-C-101, P-C-102, P-C-207, P-C-208, P-C-301, P-C-302, P-C-307, P-C-308, P-C-401, P-C-402, P-C-403, P-C-405, P-C-406, P-C-407, P-C-408, P-C-501, P-C-504, P-C-505, P-C-506, P-C-507, P-C-601, P-C-602, P-C-603, P-C-604, P-C-605, P-C-606, P-C-607, P-C-608, P-C-703, P-C-704, P-C-705, P-C-706, P-C-707, P-C-708, P-D-101, P-D-102, P-D-105, P-D-106, P-D-201, P-D-202, P-D-205, P-D-206, P-D-301, P-D-302, P-D-303, P-D-305, P-D-306, P-D-402, P-D-404, P-D-501, P-D-502, P-D-506, P-D-601, P-D-602, P-D-605, P-D-606, P-D-701, P-D-702, P-D-703, P-D-705, P-D-706, P-E-201, P-E-202, P-E-301, P-E-302, P-E-606, P-E-701, P-E-704, P-E-705, P-E-706.**

Registration Date: **13-Mar-2026**

(b) Landowner's Share:-**Flat Nos. of Landowner Ajay Rai & Parwati Devi: E-203, E-303, E-602, Flat Nos. of Landowner Ashok Kumar Kuwar: B-502, Flat Nos. of Landowner Avinash Kumar: A-407, A-709, C-404, D-504, E-605, E-702, Flat Nos. of Landowner Balkeshi Devi: B-104, B-106, Flat Nos. of Landowner Bholi Rai: A-201, A-202, A-203, A-204, A-304, A-404, A-504, E-101, E-102, E-103, E-104, E-105, E-106, E-204, E-205, E-206, E-304, E-305, E-306, E-401, E-402, E-403, E-404, E-405, E-406, E-501, E-502, E-503, E-504, E-505, E-506, Flat Nos. of Landowner Dineshwar Prasad Singh, Suresh Rai, Ramchandra Rai: A-205, A-305, B-207, B-307, E-603, E-604, E-703, Flat Nos. of Landowner Kavita Rai: A-301, C-201, C-202, C-203, Flat Nos. of Landowner Lal Babu Rai: B-101, B-102, B-105, B-403, B-601, E-601, Flat Nos. of Landowner Manjula Sinha: D-401, Flat Nos. of Landowner Manoj Kumar Yadav: C-503, D-405, D-406, D-503, D-505, D-603, Flat Nos. of Landowner Om Prakash Singh: A-302, Flat Nos. of Landowner Prakash Chandra Sinha: B-401, Flat Nos. of Landowner Ram Vilas Rai: A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, C-701, C-702, Flat Nos. of Landowner Sarita Devi: A-603, B-503, Flat Nos. of Landowner Satendra Rai urf Birendra Rai: B-206, C-103, C-205, Flat Nos. of Landowner Shyam Babu Rai, Suresh Prasad, Vinod Kumar, Pramod Kumar, Vijay Kumar, Uday Kumar: A-208, A-209, A-210, A-303, A-308, A-309, A-310, A-403, A-408, A-409, A-410, A-503, A-508, A-509, A-608, A-609, A-708, Flat Nos. of Landowner Shyam Narayan Rajak: B-103, A-604, D-103, D-704, Flat Nos. of Landowner Lalji Rai: A-510, B-203, B-205, B-302, C-107, C-108, C-303, Flat Nos. of Landowner Chandrashekhar Prasad: B-202, D-203, D-403, Flat Nos. of Landowner Vindeshwar Prasad: B-204, B-304, B-305, B-306, C-104, C-105, C-106, C-204, C-206, C-304, C-305, C-306, Flat Nos. of Landowner Sukhdev Rai: B-303, D-104, D-204, Flat Nos. of Landowner Naresh Kumar & Dinanath Prasad: C-502, C-508, Flat Nos. of Landowner Arun Kumar Singh: D-304, D-604 and TOTAL 136 NOS. OF PARKING IN ALL LANDOWNERS SHARE:- No. of Parking spaces of Landowner Ajay Rai & Parwati Devi: P-E-203, P-E-303, P-E-602, No. of Parking spaces of Landowner Ashok Kumar Kuwar: P-B-502, No. of Parking spaces of Landowner Avinash Kumar: P-A-407, P-A-709, P-C-404, P-D-504, P-E-605, P-E-702, No. of Parking spaces of Landowner Balkeshi Devi: P-B-104, P-B-106, No. of Parking spaces of Landowner Bholi Rai: P-A-201, P-A-202, P-A-203, P-A-204, P-A-304, P-A-404, P-A-504, P-E-101, P-E-102, P-E-103, P-E-104, P-E-105, P-E-106, P-E-204, P-E-205, P-E-206, P-E-304, P-E-305, P-E-306, P-E-401, P-E-402, P-E-403, P-E-404, P-E-405, P-E-406, P-E-501, P-E-502, P-E-503, P-E-504, P-E-505, P-E-506, No. of Parking spaces of Landowner Dineshwar Prasad Singh, Suresh Rai, Ramchandra Rai: P-A-205, P-A-305, P-B-207, P-B-307, P-E-603, P-E-604, P-E-604, P-E-703, No. of Parking spaces of Landowner Kavita Rai: P-A-301, P-C-201, P-C-202, P-C-203, No. of Parking spaces of Landowner Lal Babu Rai: P-B-101, P-B-102, P-B-105, P-B-403, P-B-601, P-E-601, Parking spaces of Landowner Manjula Sinha: P-D-401, Parking spaces of Landowner Manoj Kumar Yadav: P-C-503, P-D-405, P-D-406, P-D-503, P-D-505, P-D-603, Parking spaces of Landowner Om Prakash Singh: P-A-302, Parking spaces of Landowner Prakash Chandra Sinha: P-B-401, Parking spaces of Landowner Ram Vilas Rai: P-A-101, P-A-102, P-A-103, P-A-104, P-A-105, P-A-106, P-A-107, P-A-108, P-A-109, P-A-110, P-C-701, P-C-702, Parking spaces of Landowner Sarita Devi: P-A-603, P-B-503, Parking spaces of Landowner Satendra Rai urf Birendra Rai: P-B-206, P-C-103, P-C-205, Parking spaces of Landowner Satendra Rai urf Birendra Rai: P-B-206, P-C-103, P-C-205, Parking spaces of Landowner Shyam Babu Rai, Suresh Prasad, Vinod Kumar, Pramod Kumar, Vijay Kumar, Uday Kumar: P-A-208, P-A-209, P-A-210, P-A-303, P-A-308, P-A-309, P-A-310, P-A-403, P-A-408, P-A-409, P-A-410, P-A-503, P-A-508, P-A-509, P-A-608, P-A-609, P-A-708, Parking spaces of Landowner Shyam Narayan Rajak: P-B-103, Parking spaces of Landowner Ram Babu Rai: P-A-604, Parking spaces of Landowner Pradeep Kumar Singh: P-D-103, P-D-704, Parking spaces of Landowner Lalji Rai: P-A-510, P-B-203, P-B-205, P-B-302, P-C-107, P-C-108, P-C-303, Parking spaces of Landowner Chandrashekhar Prasad: P-B-202, P-D-203, Parking spaces of Landowner Vindheshwar Prasad: P-B-204, P-B-304, P-B-305, P-B-306, P-C-104, P-C-105, P-C-106, P-C-204, P-C-206, P-C-304, P-C-305, P-C-306, Parking spaces of Landowner Sukhdev Rai: P-B-303, P- D-104, P- D-204, Parking spaces of Landowner Naresh Kumar & Dinanath Prasad: P-C-502, P-C-508, Parking spaces of Landowner Arun Kumar Singh: P-D-304, P-D-604**

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **13-Mar-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 **9 Year 9 Month 18 Day** commencing from **13-Mar-2026** and ending with **31-Dec-2035** , 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: 2026.03.13 01:43:26 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority