



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th/6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA – 800023

FORM 'C' [See rule 5(1)] REGISTRATION CERTIFICATE OF PROJECT Corrigendum

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

Project registration number : **BRERAP181814010325240624E00**

Project Name : **J.S ABODE, (New Project-Residential Development-(B+G+6, No of flats-24, Commercial space-2), Project Address : (Khesra/ Plot No-493, 175, Khata No.- 70, 648, Mauza- :- Kanhauli Bishundat, , (Net plot area of land - 1050.46 Sq. M). Sub division/District: Muzaffarpur.**

1. A Company– Malhotra Infratech Private Limited. having its registered office at C/O- Rakesh Chandra Malhotra, Flat No-45, Ganga Towers, Opp. Lct Ghat, Mainpura, Patna, Pin-800001.
- A. The registration certificate issued earlier by the Authority on 09/03/2025 bears a validity period, as the earlier registration certificate captured the end date from the application of the promoter, wherein the promoter filled in the end date incorrectly as 24 June 2024. Since Form B submitted by the promoter mentions the date of completion as **24 June 2029**, the registration certificate may be treated as amended to this extent in light of section 4(2)(I)(C) of the Real Estate (Regulation and Development) Act 2016, whereby the promoter has to mention the time period in which he undertakes to complete the project.
- B. Shop-1, as mentioned in the promoter's share, and Shop-1 in the landowner's share in note (A) and (B) of the share distribution details may be treated as amended to the extent that in the promoter's share, in place of Shop-1 amended as Shop no.-2 (ground floor), and Shop-1 of the landowner's share is amended as Shop no.-1 (ground floor).

This is issued on the request of the Promoter.

Remaining part of the certificate will remain same and unchanged.

This is issued with the approval of Competent Authority.

Signature and seal of the Authorized Officer

Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-203/2024/...1222

Dated 09/06/2025

RERA/Pro/Reg-203/2024 (New Project)

Copy to: 1. **Promoter's Name**1. Malhotra Infratech Private Limited. having its registered office at
C/O- Rakesh Chandra Malhotra, Flat No-45, Ganga Towers, Opp. Lct Ghat, Mainpura, Patna, Pin-
800001, Bihar., (Email-malhotrainfra@gmail.com)

Copy to: **The Branch Manager**-Canara Bank, Gola Road, Patna,

-For information and needful please.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-203/2024/.....

Dated

Copy to: IT Consultant/Technical Officer concerned for uploading a copy of it on the web portal and for
forwarding a copy of it to Promoter concerned by email.



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Aditya Shashank
09/06/2025.
Checked by Concerned
Technical Person Sri AdityaShashank

Rechecked by Concerned
Incharge Sri U. K. Sinha

K. K. Srivastava
Rechecked by 9/6/25
Senior Incharge Sri K. K. Srivastava



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
Shastri Nagar Patna - 800023



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

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **09-Mar-2025**

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

Project registration number : **BRERAP181814010325240624E00**
Promoter Type (Company) : **MALHOTRA INFRATECH PRIVATE LIMITED**
Project Name : **J.S ABODE**
Project Address : **BELLA, MUZAFFARPUR**

Project Type : **Mixed Development(residential and commercial), B+G+6**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Muzaffarpur	Musahari	Kanhauli Vishnudatta	Kanhauli Vishnudatta	Khata no. 493, 175 Plot No 70,648	26.00

TOTAL LAND (IN DISMIL) 26.00

1. The above mentioned project is developed by the promoter Company MALHOTRA INFRATECH PRIVATE LIMITED . having its registered office at C/O-RAKESH CHANDRA MALHOTRA, FLAT NO-45, GANGA TOWERS, OPP. LCT GHAT, MAINPURA, 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 (Canara Bank, Branch Name - GOLA ROAD, PATNA, PatnaBihar Master Account No. : 120031241466, Project Account No. : 120002674963, Promoter Account No. : 120002674963 IFSC Code : CNRB0007626) 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;

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **09-Mar-2025**

- (d) The registration shall be valid for a period of **-1 Year 3 Month 15 Day** commencing from **09-Mar-2025** and ending with **24-Jun-2024**
- (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 no.-201, 202, 203, 204, 401, 402, 403, 404, 501, 502, 603, 604. Shops - 1 Parking space: Ground floor- 1, 2, 3. Basement: 9, 10, 11, 12, 13, 14, 15, 16, 17.**
- (b) Landowner's Share:-**Flat no.-101, 102, 103, 104, 301, 302, 303, 304, 503, 504, 601, 602. Shops - 1 Parking space: Ground floor- 4, 5, 6. Basement: 1, 2, 3, 4, 5, 6, 7, 8, 18.**
- (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 **-1 Year 3 Month 15 Day** commencing from **09-Mar-2025** and ending with **24-Jun-2024** , 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
- (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
- (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.

Digitally signed by ALOK KUMAR Date: 2025.03.09 07:30:01 +05'30'


Signature of the Authorized Officer
Real Estate Regulatory Authority