



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Memo No.- RERA/Pro/Reg-212/2024/ 1123

Dated ...30/12/2024/

FORM 'C'

[See rule 5(1)]

## REGISTRATION CERTIFICATE OF PROJECT

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

Project registration number: BRERAP15508-2/212/R- 1791 /2024

Project Name : V.S. Regalia, (New Project- Mixed Development; B+G+4: Total no. of flat- 10, No. of Shop- 32), Project Address: Aghoriya Bazar, Muzaffarpur, Mauza- Gannipur, (Khesra/ Plot No- 412 K, KH, GA, GHA, Khata No.- 483, Thana no.- 343), (Net plot area of land- 831.89 Sq. M), Sub division/District: Muzaffarpur, Bihar.

1. A Company– Malhotra Infratech Private Limited having its registered office 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 percent. 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, Account No.- 120031413112, 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(1) of sub-section(2) of Section 4;
  - d. The registration shall be valid for a period of 04 Years 08 Months commencing from 30/12/2024..... And ending with 09/08/2029.
  - e. The promoter shall comply with the provisions of the Act and the Rules and Regulations made thereunder; 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 thereunder.

Dated: 30/12/2024

Place: Patna

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority





**NOTE:**

1) Distribution of shares in the units of Project is as follows based on the Affidavit submitted jointly by both the Promoter and landowner/s:

(A) **Promoter's Share:-** 2nd floor: 201, 3rd floor: 301, 302, 303, 304, Shops: Ground floor: 6, 7, 8, 9, 1st floor: 5, 8, 9, 10, 11, 12, 2nd floor: 5, 8, 9, 10, 11, 12, No. of parking unit : 2, 3, 4, 5, 8 (ground floor), 1, 2 (basement floor)

(B) **Landowner's share:-** 1st floor: 101, 4th floor: 401, 402, 403, 404, Shops: Ground floor: 1, 2, 3, 4, 1st floor: 1, 2, 3, 4, 6, 7, 2nd floor: 1, 2, 3, 4, 6, 7, No. of parking unit : 1, 6, 7 (ground floor), 3, 4, 5 (basement floor).

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 of title or interest of the plot over which plan is approved.

3) The above registration is valid for a period of **04 Years 08 Months** as provided in condition number 2(d), subject to the condition that the promoter shall get the project's map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws-2014, as amended from time to time, and resubmit the same to the RERA, Bihar. Failure to submit 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 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 a 5'x 4' board is essential.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo No.-RERA/Pro/Reg-212/2024/...1/23.

Dated .....30/12/2024

RERA/Pro/Reg-212/2024 (New Project)

Copy to:

1. **Promoter's Name-** Malhotra Infratech Private Limited, **Address-** C/O-Rakesh Chandra Malhotra, Flat No-45, Ganga Towers, Opp. LCT Ghat, Mainpura, Patna, (**Email-**malhotrainfra@gmail.com)

2. **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-212/2024/...1/23..

Dated ...30/12/2024

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

*Vivek Prakash*  
30/12/24

Checked by Concerned  
Technical Person Sri Vivek Prakash

*U. K. Sinha*  
30/12/24

Redchecked by Concerned  
Incharge Sri U. K. Sinha

*K. K. Shrivastava*  
30/12/24

Redchecked by  
Senior Incharge Sri K. K. Shrivastava