



# 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-230/2024/...323...

Dated ...17/01/2025

FORM 'C'

[See rule 5(1)]

## REGISTRATION CERTIFICATE OF PROJECT

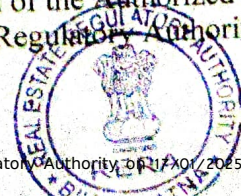
This registration is being granted under Rule 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : **BRERAP05516-2/230/R- 1800/2024**  
 Project Name : **SKY CITY, (New Project-Residential Development-(B+G+7, No of flats-182, (Block A-70, Block-B 112), Project Address : (Khesra/ Plot No-190, Khata No.-113, Thana No-315, Mauza-Mastalipur), (Net plot area of land-5465.30 Sq. M), Sub division/District :Gaya.**

1. A company– **MAGADH INFRATECH**, having its registered office at **Mastalipur, Near Mehta Petrol Pump, Gaya Nawada Road, Muffassil, Gaya- 823003.**
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 Section17;
  - c. The promoter has opened three bank account on the name of the project Magadh Infratech-Sky City in **Indian Bank**, Branch Name–Gaya Bazar Branch, IFSC Code : IDIB000G546, in the light of SOP issued vide memo no.-1152, dated - 20/12/2024Viz(1)**RERA Master Account(100%)A/C No.-7734869851** (wherein full amount collected for the real estate project from the allotteestime to time)(2)**RERA Project Account (70%), A/C No.-7734870549**(wherein seventy percent of the amount realized from allottees will be automatically transferred by the Bank 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 Section- 4) (3) **RERA Promoter Account (30%), A/C No.-7734870481** (wherein thirty percent of the amounts realized for the real estate project from the allottees, from time to time received in RERA Master Account shall be deposited in RERA promoter Account).
  - d. The registration shall be valid for a period of **04Years 04Months** commencing from **17/01/2025** And ending with **31/03/2029**.
  - 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 theproject.
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: 17/01/2025  
 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:-Block A- Flat no.:** 101, 102, 103, 104, 105, 201, 202, 203, 209, 210, 301, 302, 303, 304, 305, 306, 401, 406, 407, 408, 409, 410, 501, 502, 503, 504, 505, 601, 602, 603, 607, 608, 701, 706, 707, 708, 709, 710. **Block B- Flats no.:** 101, 102, 103, 104, 105, 106, 109, 110, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 301, 302, 303, 304, 305, 309, 310, 316, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 501, 502, 503, 504, 505, 506, 507, 508, 609, 610, 611, 612, 613, 614, 615, 616, 701, 702, 703, 704, 705, 706, 707, 708, 715, 716. **Parking space:** Block A- 19, Block B - 67.

(B) **Landowner's Share:-Block A- Flat no.:** 106, 107, 108, 109, 110, 204, 205, 206, 207, 208, 307, 308, 309, 310, 402, 403, 404, 405, 506, 507, 508, 509, 510, 604, 605, 606, 609, 610, 702, 703, 704, 705. **Block B- Flats no.:** 107, 108, 111, 112, 113, 114, 115, 116, 201, 202, 203, 204, 215, 216, 306, 307, 308, 311, 312, 313, 314, 315, 401, 402, 403, 404, 415, 416, 509, 510, 511, 512, 513, 514, 515, 516, 601, 602, 603, 604, 605, 606, 607, 608, 709, 710, 711, 712, 713, 714. **Parking space:** Block A- 16, Block B - 66.

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 04 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-230/2024/.  
RERA/Pro/Reg-203/2024 (New Project)

Dated .... 18/01/2025

Copy to: 1. **Promoter's Name-** Magadh Infratech, Mastalipur, Near Mehta Petrol Pump, Gaya Nawada Road, Muffassil, Gaya- 823003., (**Email-**magadhinfratechgaya@gmail.com.)

Copy to: **The Branch Manager-Indian Bank, Gaya Bazar Branch.**

For information and needful please.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-230/2024/.  
3223

Dated ... 18/01/2025

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  
17/01/2025

Checked by Concerned  
Technical Person Sri AdityaShashank

Rechecked by Concerned  
Incharge Sri U. K. Sinha

Rechecked by  
Senior Incharge Sri K. K. Srivastava.