

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

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **21-Jul-2026**

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

Project registration number : **BRERAP202035070726020533E00**
Promoter Type (Partnership Firm) : **MAGADH INFRATECH**
Project Name : **MEHTA ESTATE**
Project Address : **S.plot no.-532,607,608**
khata no.-162
thana no.-314
mauza- abgila
thana-muffasil
Project Type : **Mixed Development(residential and commercial), Block A : B1+B2+G+14,**
Block B : B1+B2+G+14, Block C (EWS/LIG) : G+12 , Khata No.-162

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Gaya	Manpur	BARAGANDHAR	Avgila	532,607,608	212.00

TOTAL LAND (IN DISMIL) 212.00

1. The above mentioned project is developed by the promoter Partnership Firm MAGADH INFRATECH . having its registered office at MASTALIPUR, NEAR MEHTA PETROL PUMP, GAYA NAWADA ROAD, MUFFASSIL, GAYA

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 (Indian Bank, Branch Name - GAYA BAZAR, GayaBihar Master Account No. :8304427112 , Project Account No. :8304428819 , Promoter Account No. : 8304429233 IFSC Code : IDIB000G546) 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

(d) The registration shall be valid for a period of. **7 Year 2 Month 19 Day** commencing from **21-Jul-2026** and ending with **02-May-2033**

(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:- Total : 182 Flats : Block A : 45 Flats, Block B : 77 Flats, Block C (EWS Flats) : 60 Flats, Shops : 27 (In Block A)

Block A : Shops : 27 Shops :

Ground floor: 4 Shops: Shop 09, 10,11, and 12

1st floor: 8.5 Shops: Shop 1, 2,3,4,5,6,7,8, and (50 % of shop 13)

2nd floor: 4 Shops: Shop 9,10,11 and Shop 12

3rd floor: 8 Shops: Shop 01,02,03,04,05,06,07 and 08

4th floor: 2.5 Shops: Shop 02, 04, (50 % of shop 05).

Block A : 45 Flats

5th floor : 502,503,504,505 and 506

6th floor : 601,607,608 and 609

7th floor : 702,703,704,705 and 706

8th floor : 801,807,808 and 809

9th floor : 902,903,904,905 and 906

10th floor : 1001,1007,1008 and 1009

11th floor : 1102,1103,1104,1105 and 1106

12th floor : 1201,1207,1208 and 1209

13th floor : 1302,1303,1304,1305 and 1306

14th floor : 1401,1407,1408 and 1409

Block B : 77 Flats

1st floor : 107,108,109,110 and 111

2nd floor : 201,202,203,204,205 and 206

3rd floor : 307,308,309,310, and 311

4th floor : 401,402,403,404,405 and 406

5th floor : 507,508,509,510 and 511

6th floor : 601,602,603,604,605 and 606

7th floor : 707,708,709,710 and 711

8th floor : 801,802,803,804,805 and 806

9th floor : 907,908,909,910 and 911

10th floor : 1001,1002,1003,1004,1005 and 1006

11th floor : 1107,1108,1109,1110 and 1111.

12th floor : 1201,1202,1203,1204,1205, and 1206

13th floor : 1307,1308,1309,1310 and 1311.

14th floor : 1401,1402,1403,1404,1405, and 1406.

Parking: 123 Parking: Basement 1 : B1-61, B1-62, B1-63, B1-64, B1-65, B1-66, B1-67, B1-68, B1-69, B1-70, B1-71, B1-72, B1-72, B1-73, B1-74, B1-75, B1-76, B1-77, B1-78, B1-79, B1-79, B1-79, B1-80, B1-81, B1-82, B1-83, B1-84, B1-85, B1-86, B1-87, B1-88, B1-89, B1-90, B1-91, B1-92, B1-93, B1-94, B1-95, B1-96, B1-97, B1-98, B1-99, B1-100, B1-101, B1-102, B1-103, B1-104, B1-105, B1-106, B1-107 B1-108, B1-109, B1-110, B1-111, B1-112, B1-113, B1-114, B1-115, B1-116, B1-117, B1-118, B1-119, B1-120.

Basement 2 : B 2 -01	B 2 -02	B 2 -03	B 2 -04	B 2 -05	B 2 -06	B 2 -07	B 2 -08	B 2 -09
B 2 -10	B 2 -11	B 2 -12	B 2 -13	B 2 -14	B 2 -15	B 2 -16	B 2 -17	B 2 -18
B 2 -19	B 2 -20	B 2 -21	B 2 -22	B 2 -23	B 2 -24	B 2 -25	B 2 -26	B 2 -27
B 2 -28	B 2 -29	B 2 -30	B 2 -31	B 2 -32	B 2 -33	B 2 -34	B 2 -35	B 2 -36
B 2 -37	B 2 -38	B 2 -39	B 2 -40	B 2 -41	B 2 -42	B 2 -43	B 2 -44	B 2 -45
B 2 -46	B 2 -47	B 2 -48	B 2 -49	B 2 -50	B 2 -51	B 2 -52	B 2 -53	B 2 -54
B 2 -55	B 2 -56	B 2 -57	B 2 -58	B 2 -59				

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(b) Landowner's Share:-Shri Ravi Kiran Mehta : 122 Flats

Block A : Shops : 27 Shops :

Ground floor: 8 Shops: Shop 01, 02,03,04,05,06,07 and 08

1st floor: 4.5 Shops: Shop 09, 10,11,12, and (50 % of shop 13)

2nd floor: 8 Shops: Shop 1, 2,3,4,5,6,7, and Shop 8.

3rd floor: 4 Shops: Shop 09,10,11, and Shop 12

4th floor: 2.5 Shops: Shop 01, 03, (50 % of shop 05).

Block A : 45 Flats

5th floor : 501,507,508, and 509

6th floor : 602,603,604,605 and 606

7th floor : 701,707,708, and 709

8th floor : 802,803,804,805 and 806

9th floor : 901,907,908, and 909

10th floor : 1002,1003,1004,1005 and 1006

11th floor : 1101,1107,1108, and 1109

12th floor : 1202,1203,1204 and 1206

13th floor : 1301,1307,1308, and 1309

14th floor : 1402,1403,1404,1405 and 1406

Block B : 77 Flats

1st floor: 101,102,103,104,105 and 106

2nd floor : 207,208,209,210 and 211

3rd floor: 301,302,303,304,305 and 306

4th floor : 407,408,409,410, and 411

5th floor : 501,502,503,504,505 and 506

6th floor : 607,608,609,610, and 611

7th floor : 701,702,703,704,705 and 706

8th floor : 807,808,809,810 and 811

9th floor : 901,902 and 903

10th floor : 1007,1008,1009,1010, and 1011

11th floor : 1101,1102,1103,1104,1105, and 1106

12th floor : 1207,1208,1209,1210 and 1211

13th floor : 1301,1302,1303,1304,1305 and 1306

14th floor : 1407,1408,1409,1410 and 1411

Parking: B1-01 B1-02 B1-03 B1-04 B1-05 B1-06 B1-07 B1-08 B1-09 B1-10 B1-11 B1-12 B1-13 B1-14 B1-15 B1-16 B1-17 B1-18 B1-19 B1-20 B1-21 B1-22 B1-23 B1-24 B1-25 B1-26 B1-27 B1-28 B1-29 B1-30 B1-31 B1-32 B1-33 B1-34 B1-35 B1-36 B1-37 B1-38 B1-39 B1-40 B1-41 B1-42 B1-43 B1-44 B1-45 B1-46 B1-47 B1-48 B1-49 B1-50 B1-51 B1-52 B1-53 B1-54 B1-55 B1-56 B1-57 B1-58 B1-59 B1-60.

B2-61 B2-62 B2-63 B2-64 B2-65 B2-66 B2-67 B2-68 B2-69 B2-70 B2-71 B2-72 B2-73 B2-74 B2-75 B2-76 B2-77 B2-78 B2-79 B2-80 B2-81 B2-82 B2-83 B2-84 B2-85 B2-86 B2-87 B2-88 B2-89 B2-90 B2-91 B2-92 B2-93 B2-94 B2-95 B2-96 B2-97 B2-98 B2-99 B2-100 B2-101 B2-102 B2-103 B2-104 B2-105 B2-106 B2-107 B2-108 B2-109 B2-110 B2-111 B2-112 B2-113 B2-114 B2-115 B2-116 B2-117 B2-118 B2-119 B2-120 B2-121 B2-122 B2-123

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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 **7 Year 2 Month 19 Day** commencing from **21-Jul-2026** and ending with **02-May-2033** , 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.

Digitally signed by ANIMESH PANDEY Date: 2026.07.21 06:32:56 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority