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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **10-Oct-2026**

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

Project registration number : **BRERAP20512806102630123 2E00**

Promoter Type (Company) : **VAIBHAV GREENHOMES PRIVATE LIMITED**

Project Name : **SITA COMPLEX**

Project Address : **SHEIKHPURA, BRAHMPURA, PATNA**

Project Type : **Residential/Group Housing, B+G+6, Khata No.-24**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Sampatchak	Kanauji Kachhuaara	sheikhpura	726P	10.31
2	Patna	Sampatchak	Kanauji Kachhuaara	sheikhpura	726P	10.31
3	Patna	Sampatchak	Kanauji Kachhuaara	sheikhpura	726P	10.31
4	Patna	Sampatchak	Kanauji Kachhuaara	sheikhpura	726P	10.31

TOTAL LAND (IN DISMIL) 41.24

1. The above mentioned project is developed by the promoter Company VAIBHAV GREENHOMES PRIVATE LIMITED . having its registered office at SMT PARVATI DEVI, W/O-LATE RAJNATH SINGH, ROAD NO-5, RAJENDRA NAGAR, PATNA-800016

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 (BANK OF INDIA, Branch Name - RAJENDRA NAGAR,PATNA, PatnaBihar Master Account No. :440722410000001 , Project Account No. :440722510000001 , Promoter Account No. : 440720110000583 IFSC Code : BKID0004407) 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;

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(d) The registration shall be valid for a period of. **6 Year 2 Month 20 Day** commencing from **10-Oct-2026** and ending with **30-Dec-2032**

(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:

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[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **10-Oct-2026**

(a) Promoter Share:-

FLOOR	FLAT TYPE	FLAT NO	NAME OF LANDOWNER
First Floor	3 BHK	102	Promoter Part
First Floor	3 BHK	101	Promoter Part
First Floor	2 BHK	103	Promoter Part
First Floor	2 BHK	104	Promoter Part
First Floor	2 BHK	105	Promoter Part
First Floor	3 BHK	106	Promoter Part
First Floor	3 BHK	107	Promoter Part
Third Floor	3 BHK	301	Promoter Part
Third Floor	3 BHK	302	Promoter Part
Third Floor	2 BHK	303	Promoter Part
Third Floor	2 BHK	304	Promoter Part
Third Floor	2 BHK	305	Promoter Part
Third Floor	3 BHK	306	Promoter Part
Third Floor	3 BHK	307	Promoter Part
Fifth Floor	3 BHK	501	Promoter Part
Fifth Floor	3 BHK	502	Promoter Part
Fifth Floor	2 BHK	503	Promoter Part
Fifth Floor	2 BHK	504	Promoter Part
Fifth Floor	2 BHK	505	Promoter Part
Fifth Floor	3 BHK	506	Promoter Part
Fifth Floor	3 BHK	507	Promoter Part

Promoter Parking Share

NAME OF TOWER	FLAT NO	OWNER
SITA COMPLEX	P-101	Promoter Part
SITA COMPLEX	P-102	Promoter Part
SITA COMPLEX	P-103	Promoter Part
SITA COMPLEX	P-104	Promoter Part
SITA COMPLEX	P-105	Promoter Part
SITA COMPLEX	P-106	Promoter Part
SITA COMPLEX	P-107	Promoter Part
SITA COMPLEX	P-301	Promoter Part
SITA COMPLEX	P-302	Promoter Part
SITA COMPLEX	P-303	Promoter Part
SITA COMPLEX	P-304	Promoter Part
SITA COMPLEX	P-305	Promoter Part
SITA COMPLEX	P-306	Promoter Part
SITA COMPLEX	P-307	Promoter Part
SITA COMPLEX	P-501	Promoter Part
SITA COMPLEX	P-502	Promoter Part
SITA COMPLEX	P-503	Promoter Part
SITA COMPLEX	P-504	Promoter Part
SITA COMPLEX	P-505	Promoter Part
SITA COMPLEX	P-506	Promoter Part
SITA COMPLEX	P-507	Promoter Part
SITA COMPLEX	P-43	Promoter Part

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **10-Oct-2026**

(b) Landowner's Share:-

FLOOR	FLAT TYPE	FLAT NO	NAME OF LANDOWNER
Second Floor	3 BHK	201	RAM NIRANJAN PRASAD
Second Floor	3 BHK	202	DEEP NARAYAN RAI
Second Floor	2 BHK	203	DEEP NARAYAN RAI
Second Floor	2 BHK	204	RAM NIRANJAN PRASAD
Second Floor	2 BHK	205	VIKASH KUMAR
Second Floor	3 BHK	206	VIKASH KUMAR
Second Floor	3 BHK	207	RAHUL KUMAR
Fourth Floor	3 BHK	402	RAM NIRANJAN PRASAD
Fourth Floor	2 BHK	403	VIKASH KUMAR
Fourth Floor	2 BHK	404	VIKASH KUMAR
Fourth Floor	3 BHK	401	DEEP NARAYAN RAI
Fourth Floor	2 BHK	405	RAHUL KUMAR
Fourth Floor	3 BHK	406	RAHUL KUMAR
Fourth Floor	3 BHK	407	DEEP NARAYAN RAI
Sixth Floor	3 BHK	601	RAM NIRANJAN PRASAD
Sixth Floor	3 BHK	602	DEEP NARAYAN RAI
Sixth Floor	2 BHK	603	RAM NIRANJAN PRASAD
Sixth Floor	2 BHK	604	RAM NIRANJAN PRASAD
Sixth Floor	2 BHK	605	RAHUL KUMAR
Seventh Floor	3 BHK	606	VIKASH KUMAR
Sixth Floor	3 BHK	607	RAHUL KUMAR

Landowner Parking Share

NAME OF TOWER	FLAT NO	OWNER
SITA COMPLEX	P-201	RAM NIRANJAN PRASAD
SITA COMPLEX	P-202	DEEP NARAYAN RAI
SITA COMPLEX	P-203	DEEP NARAYAN RAI
SITA COMPLEX	P-204	RAM NIRANJAN PRASAD
SITA COMPLEX	P-205	VIKASH KUMAR
SITA COMPLEX	P-206	VIKASH KUMAR
SITA COMPLEX	P-207	RAHUL KUMAR
SITA COMPLEX	P-401	DEEP NARAYAN RAI
SITA COMPLEX	P-402	RAM NIRANJAN PRASAD
SITA COMPLEX	P-403	VIKASH KUMAR
SITA COMPLEX	P-404	VIKASH KUMAR
SITA COMPLEX	P-405	RAHUL KUMAR
SITA COMPLEX	P-406	RAHUL KUMAR
SITA COMPLEX	P-407	DEEP NARAYAN RAI
SITA COMPLEX	P-601	RAM NIRANJAN PRASAD
SITA COMPLEX	P-602	DEEP NARAYAN RAI
SITA COMPLEX	P-603	RAM NIRANJAN PRASAD
SITA COMPLEX	P-605	RAHUL KUMAR
SITA COMPLEX	P-606	VIKASH KUMAR
SITA COMPLEX	P-607	RAHUL KUMAR
SITA COMPLEX	P-604	Shared between RAM NIRANJAN PRASAD, RAHUL KUMAR, DEEP NARAYAN RAI & VIKASH KUMAR
SITA COMPLEX	P-44	Shared between RAM NIRANJAN PRASAD, RAHUL KUMAR, DEEP NARAYAN RAI & VIKASH KUMAR

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[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **10-Oct-2026**

Promoter & Landowner shared Parking Share:

NAME OF TOWER	FLAT NO	Promoter + Landowner
SITA COMPLEX	P-45	Shared between Promoter & all Landowners

(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 **6 Year 2 Month 20 Day** commencing from **10-Oct-2026** and ending with **30-Dec-2032** , 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: 2026.10.10 11:18:27 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority