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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **22-Jan-2026**

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

Project registration number : **BRERAP19520201012605112 8E00**

Promoter Type (Company) : **HEJAL HOMES OPC PRIVATE LIMITED**

Project Name : **M.S. FAMILY VILLA**

Project Address : **MAUZA- JAMLA, PLOT NO.- 17, KHATA NO.- 27, THANA NO.- 123, THANA- MOTIHARI MUFFASIL, EAST CHAMPARAN, BIHAR.**

Project Type : **Residential/Group Housing, B+G+5, Khata No.- 27**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	East Champaran	Motihari	Amarchhatoni	Jamla	17	29.87

TOTAL LAND (IN DISMIL) 29.87

1. The above mentioned project is developed by the promoter Company HEJAL HOMES OPC PRIVATE LIMITED . having its registered office at WARD NO 27, H.No. WM-020-0166, MAA JAGDAMBA COMPLEX, BALUA TAL, MOTIHARI,

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 - MOTIHARI, East ChamparanBihar Master Account No. :444122410000001 , Project Account No. :444122510000001 , Promoter Account No. : 444120110000619 IFSC Code : BKID0004441) 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;

(d) The registration shall be valid for a period of. **2 Year 10 Month 17 Day** commencing from **22-Jan-2026** and ending with **05-Nov-2028**

(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.

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **22-Jan-2026**

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:- **2nd Floor- 201, 202,203, 204, 205, 206, 208, 209, 210, 3rd Floor-301, 302, 303, 304, 305, 306, 308, 309, 310, 4th Floor- 401, 406, 5th Floor- 501, 504, 505, 506 & 510, No. of parking spaces: Basement & Ground Floor:- 201, 202, 203, 204, 205, 206, 208, 209, 210, 301, 302, 303, 304, 305, 306, 308, 309, 310, 401, 406, 501, 504, 506 & 510.**

(b) Landowner's Share:-**Motilal Sahani and Mina Devi:- Ground Floor- 01, 1st Floor- 101, 102, 103, 104, 105, 106, 108, 109, 110, 4th Floor-402, 403, 404, 405, 408, 409, 410, 5th Floor- 502, 503, 508 & 509, No. of parking spaces: Basement & Ground Floor:- 01, 101,102,103,104, 105, 106, 108, 109,110, 402, 403, 404, 405, 408, 409, 410, 502, 503, 508 & 509.**

(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 **2 Year 10 Month 17 Day** commencing from **22-Jan-2026** and ending with **05-Nov-2028** , 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: 2026.01.22 03:04:05 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority