

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

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **03-Aug-2025**

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

Project registration number : **BRERAP189228040825010929E00**
Promoter Type (Company) : **CHANDRA SALES PVT. LTD.**
Project Name : **KAMLA BINAY APARTMENT**
Project Address : **Mohalla East Boring Canal Road PS Budha Colony Patna Survey Mauza Duzra
Pargana Survey Thana Phulwari Present Thana Budha Colony Patna bearing
Thana Code 234 Thana No 04 Tauzi No Bihar Sarkar 14C Khata No 147 143
Kheshra survey Plot No1088 and 1089 of Part**
Project Type : **Residential/Group Housing, B+G+3, Khata No-143, 147**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Patna Sadar	Patliputra	dujra	1088 PART	1.42
2	Patna	Patna Sadar	Patliputra	dujra	1088 PART	5.00
3	Patna	Patna Sadar	Patliputra	dujra	1088 PART	6.50
4	Patna	Patna Sadar	Patliputra	dujra	1088 PART	8.58
5	Patna	Patna Sadar	Patliputra	dujra	1088, 1089	25.39
6	Patna	Patna Sadar	Patliputra	dujra	1089	4.92

TOTAL LAND (IN DISMIL) 51.81

1. The above mentioned project is developed by the promoter Company CHANDRA SALES PVT. LTD. . having its registered office at 310, N.P. CENTRE, NEW DAK BUNGLOW ROAD, 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 per cent, of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (Axis Bank, Branch Name - PATNA, PatnaBihar Master Account No. :925020023351086 , Project Account No. :925020023527759 , Promoter Account No. : 925020024165963 IFSC Code : UTIB0000142) 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

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(d) The registration shall be valid for a period of. **4 Year 1 Month 2 Day** commencing from **03-Aug-2025** and ending with **01-Sep-2029**

(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:

(a) Promoter Share:- • **The promoter has been allotted 13 flats out of a total of 23 flats.**

• **The specific units are:**

o **Ground Floor: 101, 102**

o **First Floor: 201, 206**

o **Second Floor: 301, 305, 306**

o **Third Floor: 401, 402, 403, 404, 405, 406**

• **The promoter also has 13 parking spaces.**

(b) Landowner's Share:-• **The landowners have a total of 10 flats.**

• **The specific units are:**

o **Ground Floor: 103, 104, 105**

o **First Floor: 202, 203, 204, 205**

o **Second Floor: 302, 303, 304**

• **The landowners have 10 parking spaces.**

• **The document also provides a breakdown of which specific flats and parking spaces belong to individual landowners:**

o **Sanjay Kumar Singh: Flat 203 (First Floor) and Parking No. 06.**

o **Rajesh Kumar Singh: Flat 304 (Second Floor) and Parking No. 07.**

o **Ranjeet Kumar Keshari & Deepmala Keshari: Flats 104 and 105 (Ground Floor), Flat 303 (Second Floor), and Parking No. 01, 02, and 14.**

o **Sanjeev Kumar Keshari & Jai Mala Devi: Flats 202 (First Floor) and 302 (Second Floor), and Parking No. 04 and 05.**

o **Achal Kumar: Flats 103 (Ground Floor), 204 and 205 (Second Floor), and Parking No. 03, 10, and 11**

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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 **4 Year 1 Month 2 Day** commencing from **03-Aug-2025** and ending with **01-Sep-2029** , 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 ALOK KUMAR Date: 2025.08.03 03:14:12 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority