

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

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **07-Jul-2025**

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

Project registration number : **BRERAP187928070725301028E00**
Promoter Type (Company) : **KULA DEVELOPERS PVT LTD**
Project Name : **KULA SAPPHIRE**
Project Address : **NEAR SURYA MANDIR, ASHOPUR, VIJAY SINGH YADAV PATH, DANAPUR, PATNA**

Project Type : **Mixed Development(residential and commercial), Block-A (B+G+09) & Block B- (B+G+10), Khata No-52, 57, 64, 69, 83, 87**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Danapur	Lakhanibigha	Nasirpur (Bechiragi)	41,42,43,44,45, 46,48	0.00

TOTAL LAND (IN DISMIL) 0.00

1. The above mentioned project is developed by the promoter Company KULA DEVELOPERS PVT LTD . having its registered office at 101,TRISHUL COMPLEX MAIN BAIELY ROAD KHAJPURA 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 (INDIAN OVERSEAS BANK, Branch Name - SIKSHA BHAWAN, PATNA, PatnaBihar Master Account No. :245002000000237 , Project Account No. :245002000000236 , Promoter Account No. : 245002000000238 IFSC Code : IOBA0002450) 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. **3 Year 3 Month 23 Day** commencing from **07-Jul-2025** and ending with **30-Oct-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.

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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:- Flats : Block A 2nd floor- 201,202,203, 4th floor- 401,402,403,7th floor-701,702,703, 8th floor-801,802,803

Block B 2nd Floor- 201,202,203,204,205,206,207, 3rd floor-302,302,
4th floor401,402,403,404,405,406 5th floor-507 6th floor- 601, 602,603,604,605,606,607
7th floor- 705 8th floor801,802,803,804,805,806,807 9th floor- 901, 902,903,904,905,906,907
Parking Space Block A 201,202,203,401,402,403,701,702,703,801,802,803

B	l	o	c	k	B
201,202,203,204,205,206,207,302,302,401,402,403,404,405,406,507,601,602,603,604,605,606,607,705,801,802,803,804,805,806,807					
901,902,903,904,905,906,907					

Others, if any mention the name of space. 1 Guard Room, 1 Priest Room

(b) Landowner's Share:-Flats : Block A 1.Uday kumar - 3rd floor 301,302,303

2.Bharat kumar, Dinesh kumar, Geeta devi - 5th floor 501,502,503, 9th floor - 901,902,903

3.Anjay Kumar - 6th floor 601,602,603

Block B 1.Jitendra Kumar, Upendra Kumar, Vinay Kumar & Abhay Kumar - 1st floor - 101,102 3rd floor- 306

7th floor - 706,707 10th floor -1001

2.Dinesh Kumar, Bharat Kumar, Awdhesh Kumar & Madhesh Kumar - 1st floor -103,104 7th floor -703,704 10th floor - 1003,1004

3.Deepak Prasad Sharma and AmanDeep Sharma -1s floor - 105,106,107

5th floor-501,502,503 10th floor -1006,1007

Parking Space Block A 1.Uday kumar - 301,302,303

2.Bharat kumar, Dinesh kumar, Geeta devi – 501,502,503 901,902,903

3.Anjay Kumar - 601,602,603

Block B 1.Jitendra Kumar, Upendra Kumar, Vinay Kumar & Abhay Kumar - 101,102, 306, 706,707, 1001

2.Dinesh Kumar, Bharat Kumar, Awdhesh Kumar & Madhesh Kumar -103,104, 703,704, 1003,1004

3.Deepak Prasad Sharma and AmanDeep Sharma - 105,106,107, 501,502,503, 1006,1007

4.Ajay Kumar and Vijay Kumar - 303,304,305, 504,505,506, 1002

5.Sanjay Kumar - 302, 702

6.Bharat Kumar, Dinesh Kumar, Geeta Devi -701, 1001,1005

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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 **3 Year 3 Month 23 Day** commencing from **07-Jul-2025** and ending with **30-Oct-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.

Digitally signed by ALOK KUMAR Date: 2025.07.07 09:21:50 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority