

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
4<sup>TH</sup> /6<sup>TH</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,  
SHASTRI NAGAR PATNA - 800023

**FORM 'C'**  
[See rule 5(1)]  
**REGISTRATION CERTIFICATE OF PROJECT**

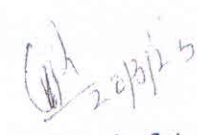
This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP00167-9/231/R-1525/2023  
Project Name : Mahajan Gharana (New Project-Mixed Development (residential and commercial)-(B+G+8, Total No of Flats-28), Project Address : Nawagadhi, East Ramsagar Road, Gaya (Khesra/ Plot No- 1163, 1165, 1166, 1169, Khata No.- 454, Ward No-42, Mauza- Nawagadhi, East Ramsagar Road), (Total Area of Land-1583.00 Sq. M). Sub division/District : Gaya

1. A Company Firm- Gharana Associate InfraPromoters Pvt. Ltd having its registered office at Singh Niwas, South Church Road, Gaya-823001
2. This registration is granted subject to the following conditions, namely :-
  - 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 Section17;
  - 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 (Punjab National Bank, Branch Name-Nutan Nagar, Gaya, Account No. 5944002100003022, IFSC Code : PUNB0594400) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause(l) of sub-section(2) of Section4;
  - d. The registration shall be valid for a period of 02 Years 11 Months commencing from 20/03/2023..... And ending with 23/02/2026 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;  
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) Rule, 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.



Dated: 20/03/2023  
Place: Patna

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

**NOTE:**

- 1) There are 14 (Fourteen) flats in the shares of Promoter i.e, Flat No-201,202,203,204,301,303,403,404,501,502,701,702,703,704 with corresponding parking space for each flat exclusively available for marketing and selling by the promoter.
- 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 cancellation 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) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.
- 4) The above registration is valid for a period of **02 Years 11 Months** as provided in 2(d), 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 cancellation of registration of the project by the Authority.
- 5) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 6) Open Parking area comes in common area, and as such it cannot be sold.
- 7) At the project construction site, display of project details on a 5' x 4' board is essential.
- 8) In case of any papers not found in order, the same should be made available within one month.



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-231/2022.../120  
RERA/PRO-REG/Master File/Misc/115/2021

Dated 21.03.2023

Copy to: Chairman RERA/ Members RERA/ Gharana Associate InfraPromoters Pvt. Ltd

Copy to: Branch Manager Punjab National Bank, Nutan Nagar, Gaya

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Typed By: *[Signature]*

Checked By: *[Signature]*

Rechecked By: *[Signature]*

20/03/2023

20/03/23

20/03/2023