



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

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **29-Jun-2026**

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

Project registration number : **BRERAP200828040626311030E00**
Promoter Type (Company) : **LOVELY RANI CONSTRUCTIONS PVT LTD**
Project Name : **DEOBAIJ PEARL HEIGHTS**
Project Address : **GHURDAUR ROAD, YADAV COLONY, DIGHA, PATNA**

Project Type : **Residential/Group Housing, B+G+6**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Patna Sadar	Patliputra	Digha	1118,1119,1126, 1127,1128	95.25

TOTAL LAND (IN DISMIL) 95.25

1. The above mentioned project is developed by the promoter Company **LOVELY RANI CONSTRUCTIONS PVT LTD** . having its registered office at **301,RAJKRISHNA APPARTMENT,EAST BORING CANAL ROAD**

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 (Union Bank of India, Branch Name - **PATLIPUTRA COLONY, PATNA, PatnaBihar** Master Account No. :572501010050627 , Project Account No. :572501010050628 , Promoter Account No. : 572501010050629 IFSC Code : ubin0557251) 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. **4 Year 4 Month 2 Day** commencing from **29-Jun-2026** and ending with **31-Oct-2030**

(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:- Block (A) Ground Floor-G-2, G-4; Flat No-201,202,203,204 (2nd Floor); Flat No-401,402,403,404 (4th Floor); Flat No-601,602,603,604 (6th Floor);

Block (B) Flat No-101,102,103,104 (1st Floor); Flat No-301,302,303,304 (3rd Floor); Flat No-501,502,503,504 (5th Floor);

Block (C) Flat No-101,104,106 (1st Floor); Flat No-202,203,205 (2nd Floor); Flat No-301,304,305 (3rd Floor); Flat No-402,403,405 (4th Floor); Flat No-501,504,506 (5th Floor); Flat No-601, 602(6th Floor).

Parking Space (Ground floor parking) - Block (B) Ground floor parking303,304, 501,502,503,504 Block (C) Ground floor parking403,405, 501, 504,506, 601,602.

Covered Garages (Basement parking) - Block (A) Basement parking-G2, G4 201,202,203,204, 401,402,403,404, 601,602,603,604 Block (B) Basement parking101,102, 103, 104, 301,302 Block (C) Basement parking101,104,106,202,203,20 5,301, 304, 305,402

(b) Landowner's Share:-Bindu Singh – Block (A) Ground Floor- G-3(P) Flat No-101,102,103,104 (1st Floor); Block (B) Flat No-201,202,203 (2nd Floor); Block (C) Flat No-302,306 (3rd Floor); Flat No-502 (5th Floor).

Parking Space (Ground floor parking) - Block (C) Ground floor parking-502

Covered Garages (Basement parking) – Block (A) Basement parking- G3 (P) 101,102,103,104 Block (B) Basement parking201,202, 203, Block (C) Basement parking302, 306.

Raj Kumar Singh - Block (A) Ground Floor-G-1 Flat No-501,504 (5th Floor); Block (B) Flat No-402,403,404(4th Floor); Block (C) Flat No-303(3rd Floor); Flat No-603, 604 (6thFloor)

Parking Space (Ground floor parking) - Block (B) Ground floor parking- 403, 404, Block (C) Ground floor parking-603,604

Covered Garages (Basement parking) – Block (A) Basement parking-G1,501,504 Block (B) Basement parking-402 Block (C) Basement parking-303

Rakesh Raushan kr chauhan - Block (A) Flat No-502,503 (5th Floor) Block (B) Flat No-204 (2nd Floor) Flat No-401 (4th Floor) Block (C) Flat No-401,404,406 (4th Floor) Flat No-503,505 (5th Floor).

Parking Space (Ground floor parking) - Block (C) Ground floor parking- 404, 406 503, 505

Covered Garages (Basement parking) – Block (A) Basement parking- 502,503 Block (B) Basement parking 204, 401 Block (C) Basement Parking 401.

Kumar Anant Mohan - Block (A) Flat No-301,303 (3rd Floor) Block (B) Flat No-602,604 (6th Floor) Block (C) Flat No-102,103,105(1st Floor).

Parking Space (Ground floor parking) - Block (B) Ground floor parking- 602,604

Covered Garages (Basement parking) – Block (A) Basement parking- 301,303, Block (C) Basement parking-201,204,206

Kumar Anand Mohan - Block (A) Ground Floor- G-3(P) Flat No-302,304 (3rd Floor) Block (B) Flat No-601,603, (6th Floor) Block (C) Flat No-201,204,206 (2nd Floor)

Parking Space (Ground floor parking) - Block (B) Ground floor parking- 601,603

Covered Garages (Basement parking) – Block(A) Basement parkingG3(P), 302,304 Block (C) Basement parking 102,103,105.

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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 4 Month 2 Day** commencing from **29-Jun-2026** and ending with **31-Oct-2030** , 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 ANIMESH PANDEY Date: 2026.06.29 03:12:33 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority