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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **12-Oct-2026**

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

Project registration number : **BRERAP205328071026100831E00**
Promoter Type (Partnership Firm) : **NUTAN CONSTRUCTION**
Project Name : **LOTUS PETALS**
Project Address : **PANCHSHIL NAGAR, GOLA ROAD, NEAR T-POINT, DANAPUR**

Project Type : **Mixed Development(residential and commercial), Block A- B+G+3, Block B- B1+B2+G+20, Block C (EWS/LIG)- G+17, Khata No.-720**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Danapur	Municipal Council Danapur	Danapur	838	5.00
2	Patna	Danapur	Municipal Council Danapur	Danapur	838	16.00
3	Patna	Danapur	Municipal Council Danapur	Danapur	838	22.00
4	Patna	Danapur	Municipal Council Danapur	Danapur	838	27.00
5	Patna	Danapur	Municipal Council Danapur	Danapur	838	177.00

TOTAL LAND (IN DISMIL) 247.00

1. The above mentioned project is developed by the promoter Partnership Firm NUTAN CONSTRUCTION . having its registered office at 8TH FLOOR NUTAN PLAZA, BANDAR BAGICHA PATNA-800001

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 Baroda, Branch Name - BANK OF BARODA MAURYALOK BRANCH, PatnaBihar Master Account No. :80630200001873 , Project Account No. :80630200001874 , Promoter Account No. : 80630200001875 IFSC Code : BARB0DBPATN) 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;

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **12-Oct-2026**

(d) The registration shall be valid for a period of. **5 Year 2 Month 2 Day** commencing from **12-Oct-2026** and ending with **10-Aug-2031**

(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:

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **12-Oct-2026**

(a) Promoter Share:- **Block- B**

1st Floor: 106-B
2nd Floor: 201-B, 202-B, 203-B, 204-B, 205-B, 206-B, 207-B, 208-B, 209-B
3rd Floor: 306-B, 309-B
4th Floor: 401-B, 402-B, 403-B, 404-B, 405-B, 406-B, 407-B, 408-B, 409-B
5th Floor: 501-B, 503-B, 507-B, 509-B
6th Floor: 601-B, 603-B, 607-B, 609-B
7th Floor: 701-B, 703-B, 707-B, 709-B
9th Floor: 901-B, 902-B, 903-B, 904-B, 905-B, 906-B, 907-B, 909-B
10th Floor: 1001-B, 1003-B, 1007-B, 1008-B, 1009-B
12th Floor: 1201-B, 1202-B, 1203-B, 1204-B, 1205-B, 1206-B, 1207-B, 1208-B, 1209-B
14th Floor: 1401-B, 1402-B, 1403-B, 1404-B, 1405-B, 1406-B, 1407-B, 1408-B, 1409-B
16th Floor: 1601-B, 1603-B, 1607-B, 1608-B, 1609-B
18th Floor: 1809-B
19th Floor: 1901-B, 1907-B, 1908-B, 1909-B
20th Floor: 2001-B, 2002-B, 2003-B, 2004-B, 2005-B, 2006-B, 2007-B, 2008-B, 2009-B

Block C (EWS/LIG): 1st Floor- 101, 102, 103, 104
2nd Floor- 201, 202, 203, 204
3rd Floor- 301, 302, 303, 304
4th Floor- 401, 402, 403, 404
5th Floor- 501, 502, 503, 504
6th Floor- 601, 602, 603, 604
7th Floor- 701, 702, 703, 704
8th Floor- 801, 802, 803, 804
9th Floor- 901, 902, 903, 904
10th Floor- 1001, 1002, 1003, 1004
11th Floor- 1101, 1102, 1103, 1104
12th Floor-1201, 1202, 1203, 1204
13th floor-1301, 1302, 1303, 1304
14th floor- 1401, 1402, 1403, 1404
15th Floor- 1501, 1502, 1503, 1504
16th Floor- 1601, 1602, 1603, 1604
17th Floor- 1701, 1702
Shop: Block A -Ground Floor- G1,
Office Space: Block A- 1st Floor- 101-A, 102-A, 3rd Floor-301-A

Parking Space:
Block-A: G1, 101, 102, 301
Block-B: 501-B, 503-B, 507-B, 509-B, 601-B, 603-B, 607-B, 609-B, 701-B, 201-B, 202-B, 203-B, 204-B, 205-B, 206-B, 207-B, 208-B, 209-B, 306-B, 309-B, 401-B, 402-B, 403-B, 404-B, 405-B, 406-B, 407-B, 408-B, 409-B, 901-B, 902-B, 903-B, 904-B, 905-B, 906-B, 907-B, 909-B, 1008-B, 1201-B, 1202-B, 1203-B, 1204-B, 1205-B, 1206-B, 1207-B, 1208-B, 1209-B, 1401-B, 1402-B, 1403-B, 1404-B, 1405-B, 1406-B, 1407-B, 1408-B, 1409-B, 1601-B, 1603-B, 1607-B, 1608-B, 1609-B, 1809-B, 1901-B, 1907-B, 1908-B, 1909-B, 2001-B, 2002-B, 2003-B, 2004-B, 2005-B, 2006-B, 2007-B, 2008-B, 2009-B
Block-C: 101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 504, 601, 602, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 901, 902, 903, 904, 1001, 1002, 1003, 1004, 1101, 1102, 1103, 1104, 1201, 1202, 1203, 1204, 1301, 1302, 1303, 1304, 1401, 1402, 1403, 1404, 1501, 1502, 1503, 1504, 1601, 1602, 1603, 1604, 1701, 1702

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

REGISTRATION CERTIFICATE OF PROJECT

Registration Date: **12-Oct-2026**

(b) Landowner's Share:-**Arun Kumar Sinha:- Block- B 1st Floor- 102-B, 104-B, 3rd Floor- 302-B, 5th Floor- 505-B, 506-B, 508-B, 6th Floor- 602-B, 604-B, 605-B, 606-B, 608-B.**
Parking Space: Block-B-102-B, 104-B, 302-B, 505-B, 506-B, 508-B, 602-B, 604-B, 605-B
606-B, 608-B
Rajesh Chandra Sinha, Siddhartha Chandra, Dharm Shila Sinha, Shobha Sinha:- Block- B- 1st Floor- 101-B, 103-B, 107-B, 108-B, 109-B, 3rd Floor- 301-B, 303-B, 304-B, 305-B, 307-B, 308-B, 5th Floor- 502-B, 504-B, 7th Floor- 705-B, 706-B, 8th Floor- 801-B, 802-B, 803-B, 804-B, 805-B, 806-B, 807-B, 808-B, 809-B, 11th Floor- 1101-B, 1102-B, 1103-B, 1104-B, 1105-B, 1106-B, 1107-B, 1108-B, 1109-B, 13th Floor- 1301-B, 1302-B,, 1303-B, 1304-B, 1305-B, 1306-B, 1307-B, 1308-B, 1309-B, 15th Floor- 1501-B, 1502-B, 1503-B, 1504-B, 1505-B, 1506-B, 1507-B, 1508-B, 1509-B, 16th Floor- 1602-B, 1604-B, 1605-B, 1606-B, 17th Floor- 1701-B, 1702-B, 1703-B, 1704-B, 1705-B, 1706-B, 1707-B, 1708-B, 1709-B, 18th Floor- 1801-B, 1802-B, 1803-B, 1804-B, 1805-B, 1806-B, 1807-B, 1808-B, 19th Floor- 1902-B, 1903-B, 1904-B, 1905-B, 1906-B, Block A-Ground Floor- G2, Block A-2nd Floor- 201-A, 202-A, 3rd Floor- 302-A
Parking Space: Block-A- G2, 201, 202, 302
Block-B, 101-B, 103-B, 107-B, 108-B, 109-B, 301-B, 303-B, 304-B, 305-B, 307-B, 308-B, 502-B, 504-B, 705-B, 706-B, 801-B, 802-B, 803-B, 804-B, 805-B, 806-B, 807-B, 808-B, 809-B, 1101-B, 1102-B, 1103-B, 1104-B, 1105-B, 1106-B, 1107-B, 1108-B, 1109-B, 1301-B, 1302-B, 1303-B, 1304-B, 1305-B, 1306-B, 1307-B, 1308-B, 1309-B, 1501-B, 1502-B, 1503-B, 1504-B, 1505-B, 1506-B, 1507-B, 1508-B, 1509-B, 1602-B, 1604-B, 1605-B, 1606-B, 1701-B, 1702-B, 1703-B, 1704-B, 1705-B, 1706-B, 1707-B, 1708-B, 1709-B, 1801-B, 1802-B, 1803-B, 1804-B, 1805-B, 1806-B, 1807-B, 1808-B, 1902-B, 1903-B, 1904-B, 1905-B, 1906-B, Block A- 201-A, 202-A, 302-A

Vinod Kumar Sinha:- Block B-1st Floor- 105-B, 7th Floor- 702-B, 704-B, 708-B, 9th Floor- 908-B, 10th Floor- 1002-B, 1004-B, 1005-B, 1006-B
Parking Space: Block-B-105-B, 702-B, 704-B, 708-B, 908-B, 1002-B, 1004-B, 1005-B, 1006-B

(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 **5 Year 2 Month 2 Day** commencing from **12-Oct-2026** and ending with **10-Aug-2031** , 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: 2026.10.12 04:27:37 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority