

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

AMENDMENT REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **08-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 : **BRERAP199435030626050333E00**
Promoter Type (Company) : **BHUSWAMI BUILDCON PVT LTD**
Project Name : **THAKUR SINGH SUNCITY COMPLEX**
Project Address : **Mauza- Hario, P.O.- Civil Aerodrome, P.S.- Magadh Medical College, Near Gayaji Airport, Gaya-Dobhi Road,**

Project Type : **Residential/Group Housing, Block A, B, C, F, G, H- G+5; Block D & E- B+G+4, and Ews/Lig- G+6, Khata No.- 21, 27, 32, 87, 20,**
Total area of land: 415.76 Decimal

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Gaya	Sadar Gaya	Nail	Hario	298	209.00
2	Gaya	Sadar Gaya	Nail	Hario	300	11.00
3	Gaya	Sadar Gaya	Nail	Hario	300	34.75
4	Gaya	Sadar Gaya	Nail	Hario	300	59.00

TOTAL LAND (IN DISMIL) 313.75

- The above mentioned project is developed by the promoter Company **BHUSWAMI BUILDCON PVT LTD** . having its registered office at Dubey Gharana Apartment, 1st floor, Flat No-103, 127, Shaheed Road, In Front of Paradise Cinema, Gaya,
- This Authority has granted this registration subject to the following conditions :-
 - 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]
 - 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;
 - 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 Bank, Branch Name - KRISHNA SADAN, GAYA BAZAR, GayaBihar Master Account No. :8004135038 , Project Account No. :8004121570 , Promoter Account No. : 8004129772 IFSC Code : IDIB000G546) 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;



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(d) The registration shall be valid for a period of. **7 Year 5 Month 1 Day** commencing from 08-Jun-2026 and ending with **05-Mar-2033**

(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:- **Block-A: 1st Floor- 101, 106, 107, 112 | 2nd Floor- 201, 202, 205, 206, 207, 212 | 3rd Floor- 301, 304, 305, 306, 307, 312 | 4th Floor- 401, 403, 405, 406, 407, 412 | 5th Floor- 501, 502, 503, 506, 507, 512 Block-B: 1st Floor- 101, 106, 107, 112 | 2nd Floor- 201, 205, 206, 207, 212 | 3rd Floor- 301, 306, 307, 312 | 4th Floor- 401, 406, 407, 412 | 5th Floor- 501, 504, 505, 506, 507, 512 Block-C: 1st Floor- 101, 104, 105, 106, 110 | 2nd Floor- 201, 202, 204, 205, 206, 210 | 3rd Floor- 301, 302, 305, 306, 310 | 4th Floor- 401, 404, 405, 406, 410 | 5th Floor- 501, 502, 505, 506, 510 Block-D: 1st Floor- 101, 102, 105, 106, 107, 108, 109, 110 | 2nd Floor- 201, 205, 206, 207, 208, 209, 210 | 3rd Floor- 301, 302, 304, 305 | 4th Floor- 401, 402, 405 Block- B 1st Floor- 103 2nd Floor- 202 3rd Floor- 302 4th Floor- 402 5th Floor- 502, Block-E: 101, 102, 105, 106, 109, 110 | 201, 202, 205, 206, 209, 210 | 301, 302, 305, 306, 309, 310 | 401, 402, 405, 406, 409, 410 | 501, 502, 505, 506, 509, 510 Block-F: 101, 105, 106, 109, 110 | 201, 205, 206, 209, 210 | 301, 305, 306, 309, 310 | 401, 405, 406, 410 | 501, 505, 506, 510 Block-G: 101, 106, 107, 108, 111, 112 | 201, 206, 207, 208, 211, 212 | 301, 306, 307, 311, 312 | 401, 406, 407, 411, 412 | 501, 506, 507, 511, 512 Block-H: 101, 105, 106, 107, 108, 111, 112 | 201, 205, 206, 207, 208, 211, 212 | 301, 305, 306, 307, 308, 311, 312 | 401, 405, 406, 407, 408, 411, 412 | 501, 505, 506, 507, 508, 512, 1st Floor- 104, 105, 106, 107, 108, 109, 116, 2nd Floor- 204, 205, 206, 207, 208, 209, 216, 4th Floor-404, 405, 406, 407, 409, 416, 5th Floor- 504, 505, 506, 507, 508, 509, 516 6th Floor- 604, 605, 606, 607, 608, 609,616 No. of parking spaces: Block-A: 101, 106, 107, 112 | 201, 202, 205, 206, 207, 212 | 301, 304, 305, 306, 307, 312 | 401, 403, 405, 406, 407, 412 | 501, 502, 503, 506, 507, 512 Block-B: 101, 106, 107, 112 | 201, 205, 206, 207, 212 | 301, 306, 307, 312 | 401, 406, 407, 412 | 501, 504, 505, 506, 507, 512 Block-C: 101, 104, 105, 106, 110 | 201, 202, 204, 205, 206, 210 | 301, 302, 305, 306, 310 | 401, 404, 405, 406, 410 | 501, 502, 505, 506, 510 Block-D: 101, 102, 105, 106, 107, 108, 109, 110 | 201, 205, 206, 207, 208, 209, 210 | 301, 302, 304, 305 | 401, 402, 405 I Block-B: 103 202 302 402 502 Block-E: 101, 102, 105, 106, 109, 110 | 201, 202, 205, 206, 209, 210 | 301, 302, 305, 306, 309, 310 | 401, 402, 405, 406, 409, 410 | 501, 502, 505, 506, 509, 510 Block-F: 101, 105, 106, 109, 110 | 201, 205, 206, 209, 210 | 301, 305, 306, 309, 310 | 401, 405, 406, 410 | 501, 505, 506, 510 Block-G: 101, 106, 107, 108, 111, 112 | 201, 206, 207, 208, 211, 212 | 301, 306, 307, 311, 312 | 401, 406, 407, 411, 412 | 501, 506, 507, 511, 512 Block-H: 101, 105, 106, 107, 108, 111, 112 | 201, 205, 206, 207, 208, 211, 212 | 301, 305, 306, 307, 308, 311, 312 | 401, 405, 406, 407, 408, 411, 412 | 501, 505, 506, 507, 508, 512.**



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(b) Landowner's Share:-Dudheshwar Singh- Block- E- 1st Floor- 103, 104, 107, 108, 2nd Floor- 203, 204, 207, 208, 3rd Floor- 303, 304, 307, 308, 4th Floor- 403, 404, 407, 408, 5th Floor- 503, 504, 507, 508, Block- G: 1st Floor- 102, 2nd Floor- 202, 3rd Floor- 302, 308, 4th Floor- 402, 408, 5th Floor- 502; No. of parking spaces- 103, 104, 107, 108, 203, 204, 207, 208, 303, 304, 307, 308, 403, 404, 407, 408, 503, 504, 507, 508, Block- G: 102, 202, 302, 308, 402, 408, 502, Kamal Kumar- Block- F: 1st Floor- 102, 103, 104, 107, 108 2nd Floor- 202, 203, 204, 207, 208 3rd Floor- 302, 303, 304, 307, 308 4th Floor- 402, 403, 404, 407, 408, 409 5th Floor- 502, 503, 504, 507, 508, 509, No. of parking spaces- Block- F: 102, 103, 104, 107, 108, 202, 203, 204, 207, 208 302, 303, 304, 307, 308 402, 403, 404, 407, 408, 409 502, 503, 504, 507, 508, 509; Ujjwal Kumar: Block- G: 1st Floor- 109, 110 2nd Floor- 209 Block- H 1st Floor- 102, 103, 104, 109, 110 2nd Floor- 202, 203, 204, 209, 210 3rd Floor- 302, 303, 304, 309, 310 4th Floor- 402, 403, 404, 409, 410 5th Floor- 502, 503, 504 No. of parking spaces- Block- G: 109, 110 209 Block- H- 102, 103, 104, 109, 110 202, 203, 204, 209, 210 302, 303, 304, 309, 310 402, 403, 404, 409, 410 502, 503, 504; Amrit Kumar- Block- G: 1st Floor- 103, 104, 105 2nd Floor- 203, 204, 205, 210 3rd Floor- 303, 304, 305, 309, 310 4th Floor- 403, 404, 405 409, 410 5th Floor- 503, 504, 505, 508, 509, 510 Block- H- 5th Floor- 509, 510, 511, No. of parking spaces- Block- G: 103, 104, 105 203, 204, 205, 210 303, 304, 305, 309, 310 403, 404, 405 409, 410 503, 504, 505, 508, 509, 510 Block- H: 509, 510, 511, Mahendra Prasad Singh: Block- B- 1st Floor- 102 2nd Floor- 203 3rd Floor- 303 4th Floor- 403 5th Floor- 503 No. of parking spaces- 102 203 303 403 503, Murari Singh & Tripurari Singh- Block- B 1st Floor-104, 105, 108, 109, 2nd Floor- 204, 208, 209, 3rd Floor- 305, 308, 309, 4th Floor- 404, 405, 408, 409 5th Floor- 508, 509, Shivpujan Singh: Block- C 1st Floor- 107, 108 2nd Floor- 207, 208 3rd Floor- 304, 307, 308 4th Floor- 407, 408 5th Floor- 504, 507, 508 Block- D 1st Floor- 104, 2nd Floor- 202, 204 4th Floor- 404; Umesh Singh: Block- A 1st Floor- 104, 105, 108, 109 2nd Floor- 204, 208, 209 3rd Floor- 308, 309 4th Floor- 404, 408, 409 5th Floor- 504, 505, 508, 509 Block- B 1st Floor- 110, 111 2nd Floor- 210, 211 3rd Floor- 304, 310, 311 4th Floor- 410, 411 5th Floor- 510, 511; Awadhesh Singh: Block- C 1st Floor- 102, 103, 109 2nd Floor- 203, 209 3rd Floor- 303, 309 4th Floor- 402, 403, 409 5th Floor- 503, 509 Block- D 1st Floor- 103 2nd Floor- 203 3rd Floor- 303 4th Floor- 403; Ramanuj Kumar & Sri Ram Kumar: Block- A- 1st Floor- 102, 103, 110, 111 2nd Floor- 203, 210, 211 3rd Floor- 302, 303, 310, 311 4th Floor- 402, 410, 411 5th Floor- 510,511, No. of parking spaces: Murari Singh & Tripurari Singh- Block- B -104, 105, 108, 109, 204, 208, 209, 305, 308, 309, 404, 405, 408, 409 508, 509, Shivpujan Singh: Block- C-107, 108 207, 208 304, 307, 308 407, 408 504, 507, 508 Block- D - 104, 202, 204 404; Umesh Singh: Block- A- 104, 105, 108, 109 204, 208, 209 308, 309 404, 408, 409 504, 505, 508, 509 Block- B 110, 111 210, 211 304, 310, 311 410, 411 510, 511; Awadhesh Singh: Block- C 102, 103, 109 203, 209 303, 309 402, 403, 409 503, 509 Block- D 103 203 303 403; Ramanuj Kumar & Sri Ram Kumar: Block- A- 102, 103, 110, 111 203, 210, 211 302, 303, 310, 311 402, 410, 411, 510, 511.

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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 **7 Year 5 Month 1 Day** commencing from 08-Jun-2026 and ending with **05-Mar-2033** , 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: 2026.08.06 03:16:36 +05'30'

Signature of the Authorized Officer
Real Estate Regulatory Authority