

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

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **20-Sep-2026**

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

Project registration number : **BRERAP204428040926090829E00**
Promoter Type (Company) : **APNA AWAS CONSTRUCTION PVT.LTD.**
Project Name : **KOSMOS**
Project Address : **In front of ITI Digha Patna**

Project Type : **Mixed Development(residential and commercial), Khata No.-2071**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Patna Sadar	Patliputra	Digha	3533 3534	50.50

TOTAL LAND (IN DISMIL) 50.50

- The above mentioned project is developed by the promoter Company APNA AWAS CONSTRUCTION PVT.LTD. . having its registered office at 001, SUNDARAM ENCLAVE, KITAB BHAWAN LANE,NORTH, S.K.PURI
- 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 (STATE BANK OF INDIA, Branch Name - PATLIPUTRA, PatnaBihar Master Account No. :44218418440 , Project Account No. :44218418447 , Promoter Account No. : 44276657055 IFSC Code : sbin0001513) 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;
 - The registration shall be valid for a period of. **3 Year 1 Month 11 Day** commencing from **20-Sep-2026** and ending with **09-Aug-2029**
 - 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.
 - The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- 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:- **2nd Floor Flat No. 201 Flat No. 202 Flat No. 203 Flat No. 204 Flat No. 205**

4th Floor Flat No. 401 Flat No. 402 Flat No. 403 Flat No. 404 Flat No. 405

5th Floor Flat No. 501 Flat No. 502 Flat No. 503 Flat No. 504 Flat No. 505

6th Floor Flat No. 601 Flat No. 602 Flat No. 603 Flat No. 604 Flat No. 605

7th Floor Flat No. 701 Flat No. 702 Flat No. 703

Shops — 17 Units

Ground Floor Shop G-3 Shop G-4 Shop G-5 Shop G-6

1st Floor Shop 13 Shop 14 Shop 15 Shop 16

2nd Floor Shop 23 Shop 24 Shop 25 Shop 26

3rd Floor Shop 32 Shop 33 Shop 34 Shop 35 Shop 36

Parking Spaces — 32 Units Ground Floor — 11 Spaces Parking 01 Parking 02 Parking 09 Parking 10

Parking 11 Parking 12 Parking 13 Parking 14 Parking 15 Parking 16 Parking 17 Basement Floor — 21

Spaces Parking 11 Parking 12 Parking 13 Parking 14 Parking 15 Parking 16 Parking 17 Parking 18 Parking

19 Parking 20 Parking 21 Parking 22 Parking 23 Parking 24 Parking 25 Parking 26 Parking 27 Parking 28

Parking 29 Parking 30 Parking 31

(b) Landowner's Share:-**1st Floor Flat No. 101 Flat No. 102 Flat No. 103 Flat No. 104 Flat No. 105**

3rd Floor Flat No. 301 Flat No. 302 Flat No. 303 Flat No. 304 Flat No. 305

7th Floor Flat No. 704 Flat No. 705

Shops — 7 Units Ground Floor Shop G-1 Shop G-2 1st Floor Shop 11 Shop 12 2nd Floor Shop 21 Shop 22 3rd Floor Shop 31

Parking Spaces — 16 Units Ground Floor — 6 Spaces Parking 03 Parking 04 Parking 05 Parking 06 Parking

07 Parking 08 Basement Floor — 10 Spaces Parking 01 Parking 02 Parking 03 Parking 04 Parking 05

Parking 06 Parking 07 Parking 08 Parking 09 Parking 10

(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 1 Month 11 Day** commencing from **20-Sep-2026** and ending with **09-Aug-2029** , 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: 2026.09.20 07:33:22 +05'30'


Signature of the Authorized Officer
Real Estate Regulatory Authority