



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

Memo NO. -RERAP85201800377-9 /13

Date . 09/01/2026

Addendum to Form C

This registration was granted under Rule 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project of the Promoter, Nandani Homes Private Limited having its Registered Office at- B-304, Saket Plaza, Jamal Road, Patna vide Registration dated: 01.12.2025

Project registration number : BRERAP193528071225311227E00

Project Name : AMAN SKS COMPLEX C AND D

Project Address : MUSTAFAPUR AT SAGUNA MAIN ROAD

Sub division/District : PATNA

Registration Certificate issued earlier by the Authority vide Registration Dated: 01.12.2025 bears Distribution of Shares in the units of project:

PROMOTER SHARE	LANDOWNER SHARE
Shops: Ground Floor G-01, G-02, G-04, G-06, G-08, G-10, G-12, G-16, First Floor 102, 104, 106, 108, 110, 112, 114, 116, 118, Second Floor 201, 203, 205, 207, 209, 211, 213, Office Third Floor 301, 303, 305, Fourth Floor 402, 404 Other if any mention the name of space (0.5 Unit) Top. Flats : Ground Floor G-01(3 BHK), G-02(2 BHK) First Floor 103(2 BHK), 104(2 BHK), 105 (3 BHK) Second Floor 201(3 BHK), 202 (2 BHK) Third Floor 303(2 BHK), 304(3 BHK), 305 (2 BHK) Fourth Floor 401(3 BHK), 402(2 BHK) Parking Space: Basement Floor P-01, P-02, P-103, P-104, P-105, P-201, P-202, P-303, P-304 P-305, P-401, P-402	Om Prakash Rai's shares: Shops Ground Floor G-03, G-05, G-07, G-09, G-11, G-13, G-14, G-15, G-17, First Floor 101, 103, 105, 107, 109, 111, 113, 115, 117, Second Floor 202, 204, 206, 208, 210, 212, 214, 215, Office: Third Floor 302, 304, Fourth Floor 401, 403 Other if any mention the name of space (0.5 Unit) Top. Land owner- Musrrat Neyaz's shares: Flats Ground Floor G-03(2 BHK), G-04(2 BHK), G-05(3BHK) First Floor 101(3 BHK), 102(2 BHK) Second Floor 203(2 BHK), 204 (2 BHK), 205 (3 BHK) Third Floor 301 (3 BHK), 302 (3 BHK) Fourth Floor 403(2 BHK), 404 (2 BHK), 405(3 BHK) Parking Space: Basement Floor P-03, P-04, P-05, P-101, P-102 P-203, P-204, P-205, P-301, P-302, P-403, P-404, P-405.

Note: Joint share of Promoter and Landlord Office -405, Promoter and Land owner-Om Prakash Rai's shares.

Whereas it has been amended as:-

PROMOTER SHARE	LANDOWNER SHARE
Shops: G-01, G-02, G-04, G-06, G-08, G-10, G-12, G-16, First Floor 102, 104, 106, 108, 110, 112, 114, 116, 118, Second Floor 201, 203, 205, 207, 209, 211, 213, Third Floor 301, 303, 305, Fourth Floor 402, 404. Other if any mention the name of space (0.5 Unit) Top. Flats: Ground Floor: G-02(2 BHK) First Floor 103(2 BHK), 104(2 BHK), Second Floor 201(3 BHK), 202 (2 BHK) Third Floor 301 (3 BHK),	Om Prakash Rai's shares: Shops Ground Floor G-03, G-05, G-07, G-09, G-11, G-13, G-14, G-15, G-17, First Floor 101, 103, 105, 107, 109, 111, 113, 115, 117, Second Floor 202, 204, 206, 208, 210, 212, 214, 215, Office:- Third Floor 302, 304, Fourth Floor 401, 403. Other if any mention the name of space (0.5 Unit) Top. Land owner- Musrrat Neyaz's shares: Flats Ground Floor G-01(3 BHK), G-03(2 BHK), G-

302 (3 BHK), 303(2 BHK), 304(3 BHK), 305 (2 BHK) Fourth Floor 401(3 BHK), 402(2 BHK)

Parking: Basement Floor: P-02, P-103, P-104, P-201, P-202, P-301, P-302, P-303, P-304 P-305, P-401, P-402

04(2 BHK), G-05(3BHK) First Floor 101(3 BHK), 102(2 BHK), 105 (3 BHK), Second Floor 203(2 BHK), 204 (2 BHK), 205 (3 BHK) Fourth Floor 403(2 BHK), 404 (2 BHK), 405(3 BHK)

Parking: Basement Floor P-01, P-03, P-04, P-05, P-101, P-102, P-105, P-203, P-204, P-205, P-403, P-404, P-405.

Note: Joint share of Promoter and Landlord Office- 405, Promoter and Land owner-Om Prakash Rai's shares.

This is issued with the approval of the Competent Authority.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERAP85201800377-9/13

Date ... 09/01/2026

Copy to:-

(1) **Promoter's Name:-** Shri Neyaz Ahmed, Director, Nandani Homes Private Limited, Office at: B-304, Saket Plaza, Jamal Road, Patna- 800001, Bihar. Email Id: nandanihomespyttd@gmail.com

(2) **The Branch Manager:-** Branch Name- ICICI Bank, Patna Fraser Road, Patna- 800001, Bihar.

-for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Checked by Concerned
Intern Legal Sri Rishikesh Rajan

Checked by Concerned
Incharge Sri U. K. Sinha

Senior Incharge Sri K.K. Srivastava



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH / 6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

Memo NO. -RERAP85201800377-9 / 18

Date ... 09/01/2026

Addendum to Form C

This registration was granted under Rule 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project of the Promoter, Nandani Homes Private Limited having its Registered Office at- B-304, Saket Plaza, Jamal Road, Patna vide Registration dated: 01.12.2025

Project registration number : **BRERAP193528071225311227E00**
Project Name : **AMAN SKS COMPLEX C AND D**
Project Address : **MUSTAFAPUR AT SAGUNA MAIN ROAD**
Sub division/District : **PATNA**

Registration Certificate issued earlier by the Authority vide Registration Dated: 01.12.2025 bears Distribution of Shares in the units of project:

PROMOTER SHARE	LANDOWNER SHARE
Shops: Ground Floor G-01, G-02, G-04, G-06, G-08, G-10, G-12, G-16, First Floor 102, 104, 106, 108, 110, 112, 114, 116, 118, Second Floor 201, 203, 205, 207, 209, 211, 213, Office Third Floor 301, 303, 305, Fourth Floor 402, 404 Other if any mention the name of space (0.5 Unit) Top. Flats : Ground Floor G-01(3 BHK), G-02(2 BHK) First Floor 103(2 BHK), 104(2 BHK), 105 (3 BHK) Second Floor 201(3 BHK), 202 (2 BHK) Third Floor 303(2 BHK), 304(3 BHK), 305 (2 BHK) Fourth Floor 401(3 BHK), 402(2 BHK) Parking Space: Basement Floor P-01, P-02, P-103, P-104, P-105, P-201, P-202, P-303, P-304 P-305, P-401, P-402	Om Prakash Rai's shares: Shops Ground Floor G-03, G-05, G-07, G-09, G-11, G-13, G-14, G-15, G-17, First Floor 101, 103, 105, 107, 109, 111, 113, 115, 117, Second Floor 202, 204, 206, 208, 210, 212, 214, 215 Office: Third Floor 302, 304, Fourth Floor 401, 403 Other if any mention the name of space (0.5 Unit) Top. Land owner- Musrrat Neyaz's shares: Flats Ground Floor G-03(2 BHK), G-04(2 BHK), G-05(3BHK) First Floor 101(3 BHK), 102(2 BHK) Second Floor 203(2 BHK), 204 (2 BHK), 205 (3 BHK) Third Floor 301 (3 BHK), 302 (3 BHK) Fourth Floor 403(2 BHK), 404 (2 BHK), 405(3 BHK) Parking Space: Basement Floor P-03, P-04, P-05, P-101, P-102 P-203, P-204, P-205, P-301, P-302, P-403, P-404, P-405.

Note: Joint share of Promoter and Landlord Office -405, Promoter and Land owner-Om Prakash Rai's shares.

Whereas it has been amended as:-

PROMOTER SHARE	LANDOWNER SHARE
Shops: G-01, G-02, G-04, G-06, G-08, G-10, G-12, G-16, First Floor 102, 104, 106, 108, 110, 112, 114, 116, 118, Second Floor 201, 203, 205, 207, 209, 211, 213, Third Floor 301, 303, 305, Fourth Floor 402, 404. Other if any mention the name of space (0.5 Unit) Top. Flats: Ground Floor: G-02(2 BHK) First Floor 103(2 BHK), 104(2 BHK), Second Floor 201(3 BHK), 202 (2 BHK) Third Floor 301 (3 BHK),	Om Prakash Rai's shares: Shops Ground Floor G-03, G-05, G-07, G-09, G-11, G-13, G-14, G-15, G-17, First Floor 101, 103, 105, 107, 109, 111, 113, 115, 117, Second Floor 202, 204, 206, 208, 210, 212, 214, 215, Office:- Third Floor 302, 304, Fourth Floor 401, 403. Other if any mention the name of space (0.5 Unit) Top. Land owner- Musrrat Neyaz's shares: Flats Ground Floor G-01(3 BHK), G-03(2 BHK), G-

302 (3 BHK), 303(2 BHK), 304(3 BHK), 305 (2 BHK) Fourth Floor 401(3 BHK), 402(2 BHK)

Parking: Basement Floor: P-02, P-103, P-104, P-201, P-202, P-301, P-302, P-303, P-304 P-305, P-401, P-402

04(2 BHK), G-05(3BHK) First Floor 101(3 BHK), 102(2 BHK), 105 (3 BHK), Second Floor 203(2 BHK), 204 (2 BHK), 205 (3 BHK) Fourth Floor 403(2 BHK), 404 (2 BHK), 405(3 BHK)

Parking: Basement Floor P-01, P-03, P-04, P-05, P-101, P-102, P-105, P-203, P-204, P-205, P-403, P-404, P-405.

Note: Joint share of Promoter and Landlord Office- 405, Promoter and Land owner-Om Prakash Rai's shares.

This is issued with the approval of the Competent Authority.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERAP85201800377-9 /13

Date ... 09/01/2026

Copy to:-

(1) **Promoter's Name:-** Shri Neyaz Ahmed, Director, Nandani Homes Private Limited, Office at: B-304, Saket Plaza, Jamal Road, Patna- 800001, Bihar. Email Id: nandanihomespvtltd@gmail.com

(2) **The Branch Manager:-** Branch Name- ICICI Bank, Patna Fraser Road, Patna- 800001, Bihar.

-for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

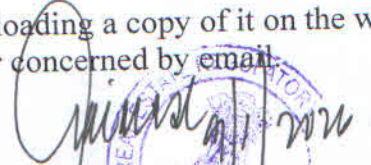


Memo NO- RERAP85201800377-9 /13

Date.. 09/01/2026

Copy to: IT Consultant/Technical Officer concerned for uploading a copy of it on the web portal and for forwarding a copy of it to Promoter concerned by email.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Checked by Concerned
Intern Legal Sri Rishikesh Rajan

Checked by Concerned
Incharge Sri U. K. Sinha

Rechecked
Senior Incharge Sri K.K. Srivastava



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

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: **01-Dec-2025**

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

Project registration number : **BRERAP193528071225311227E00**
Promoter Type (Limited Liability Part) : **NANDANI HOMES PRIVATE LIMITED**
Project Name : **AMAN SKS COMPLEX C AND D**
Project Address : **mustafapur AT SAGUNA MAIN ROAD KHAGAU**

Project Type : **Mixed Development(residential and commercial), B+G+4, Khata No- 182,196**

SL	DISTRICT	CIRCLE	HALKA	MAUJA	PLOT	AREA
1	Patna	Danapur	Kothwa	Mustafapur	12, 11	14.84
2	Patna	Danapur	Kothwa	Mustafapur	8, 11, 12	21.42

TOTAL LAND (IN DISMIL) 36.26

1. The above mentioned project is developed by the promoter Limited Liability Partnership **NANDANI HOMES PRIVATE LIMITED** . having its registered office at B-304, SAKET PLAZA, JAMAL ROAD, PATNA

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 (ICICI Bank, Branch Name - PATNA FRASER ROAD, PatnaBihar Master Account No. :057905501631 , Project Account No. :057905004790 , Promoter Account No. : 057905004791 IFSC Code : ICIC0000579) 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

(d) The registration shall be valid for a period of. **2 Year 0 Month 30 Day** commencing from **01-Dec-2025** and ending with **31-Dec-2027**

(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.

REGISTRATION CERTIFICATE OF PROJECT



Registration Date: 01-Dec-2025

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:- Shops: Ground Floor G-01, G-02, G-04, G-06, G-08, G-10, G-12, G16 ,First Floor 102, 104, 106, 108, 110 112, 114, 116, 118, Second Floor 201, 203, 205, 207, 209 211, 213 Office Third Floor 301, 303, 305, Fourth Floor 402, 404

Other if any mention the name of space (0.5 Unit) Top.

Flats : Ground Floor G-01(3 BHK), G-02(2 BHK) First Floor 103(2 BHK), 104(2 BHK), 105 (3 BHK) Second Floor 201(3 BHK), 202 (2 BHK) Third Floor 303(2 BHK), 304(3 BHK), 305 (2 BHK) Fourth Floor 401(3 BHK), 402(2 BHK)

Parking Space : Basement Floor P-01, P-02, P-103, P-104, P-105, P201, P-202, P-303, P-304 P-305, P-401, P-402

(b) Landowner's Share:-Land owner-Om Prakash Rai's shares : Shops Ground Floor G-03, G-05, G-07, G-09, G-11, G-13, G-14, G15, G17, First floor

101, 103, 105, 107, 109 111, 113, 115, 117, Second Floor 202, 204, 206, 208, 210, 212, 214, 215 Office : Third Floor

302, 304, Fourth Floor 401,403 Other if any mention the name of space (0.5 Unit) Top.

Land owner-Musrrat Neyaz's shares : Flats Ground Floor G-03(2 BHK), G-04(2 BHK), G-05(3BHK) First Floor 101(3 BHK), 102(2 BHK) Second Floor 203(2 BHK), 204 (2 BHK), 205 (3 BHK) Third Floor 301 (3 BHK), 302 (3 BHK) Fourth Floor 403(2 BHK), 404 (2 BHK), 405(3 BHK) Parking Space : Basement Floor P-03, P-04, P-05, P-101, P-102 P-203, P-204 P-205, P-301, P-302 P-403, P-404, P-405.

Note: Joint share of Promoter and Landlord Office -405, Promoter and Land owner-Om Prakash Rai's shares.

(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 **2 Year 0 Month 30 Day** commencing from 01-Dec-2025 and ending with 31-Dec-2027 , 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 RAJESH THADANI Date: 2025.12.01 08:35:23 +05'30'

RAJESH THADANI

Signature of the Authorized Officer
Real Estate Regulatory Authority