REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

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

Project registration number : **BRERAP12464-001/194/R-1672/2024**

Project Name : **Satvika Galaxy (New Project-Mixed Development)-(G+17, Tower-1-Flat-116, Shop-22, Tower-2-Flats-140, Tower-3-Flats-121, Tower-4-Flats-66, Tower-EWS/LIG-Flat-166),** Project Address : **Opposite Pillar No-230, Digha Link Road Rupaspur Nahar, Danapur, Patna, (Khesra/ Plot No- 556, 557, 558, 559, Khata No.- 131, 133, 142, 222, Thana No-17, Mauza-Sikandarpur), (Total Net Plot Area of Land-20076.44 Sq. M).** Sub division/District : **Danapur, Dist.- Patna**

1. **A Partnership- Satvika Nexgen Empire. having its registered office Ground Floor, B-231, Prabhawati Niwas, S.K. Puri, Boring Road, P.O. & P.S. – S.K. Puri, Patna- 800001,**
2. This registration is granted subject to the following conditions, namely :-
   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 Section17;
   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 (**State Bank of India**, Branch Name–**S K Puri Branch, Patna**, Account No. **42353616061**, IFSC Code : **SBIN0003114**) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause(l) of sub-section(2) of Section4;
   d. The registration shall be valid for a period of **04 Years 04 Months** commencing from 09/04/24..... And ending with **19/08/2028** (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
   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) Rule, 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.

Dated: 09-4-2024

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

1) A) **Promoter Share**:- **Tower – 1**-103, 104, 107, 108, 203, 204, 207, 208, 503, 504, 608, 1003, 1103, 1104, 1107, 1108, 1203, 1204, 1207, 1208, 1303, 1304, 1307, 1308, 1403, 1404, 1504, 101, 102, 105, 106, 201, 202, 205, 206, 405, 406, 501, 502, 701, 702, 1001, 1002, 1005, 1006, 1101, 1102, 1105, 1106, 1201, 1202, 1205, 1206, 1301, 1302, 1305, 1306, 1401, 1402, 1405, 1406, 1505, 1506.
Tower – 2-104, 1204, 1304, 1404, 1504, 103, 503, 803, 1003, 1203, 1303, 1403, 1503, 108, 508, 808, 1008, 1208, 1308, 1408, 1508, 107, 507, 807, 1007, 1207, 1307, 1407, 1507, 1701, 102, 106, 806, 1602, 1702, 1705, 1706.
Tower – 3-307, 1107, 1307, 1407, 1507, 1707, 303, 304, 703, 1103, 1203, 1204, 1303, 1304, 1403, 1404, 1503, 1504, 1703, 1704, 101, 102, 105, 106, 201, 202, 205, 206, 302, 305, 306, 501, 502, 701, 702, 1101, 1102, 1106, 1201, 1202, 1301, 1302, 1306, 1401, 1402, 1405, 1406, 1501, 1502, 1505, 1506, 1601, 1602, 1605, 1606, 1701, 1702, 1705, 1706.
Tower – 4-103, 104, 203, 204, 303, 304, 803, 804, 903, 904, 1003, 1004, 1104, 1303, 1304, 1403, 1403, 1404, 1503, 1504, 1603, 1604, 101, 102, 201, 202, 301, 302, 501, 502, 701, 702, 801, 802, 901, 902, 1001, 1002, 1101, 1102, 1201, 1202, 1301, 1302, 1401, 1402, 1501, 1502, 1601, 1602.
Tower – EWS-101, 102, 109, 110, 201, 202, 209, 210, 301, 401, 402, 409, 410, 501, 502, 509, 510, 601, 602, 609, 610, 701, 702, 709, 710, 801, 802, 809, 810, 901, 902, 909, 910, 1001, 1002, 1009, 1010, 1101, 1102, 1109, 1110, 1201, 1202, 1209, 1210, 1302, 1309, 1310, 1401, 1402, 1409, 1410, 1501, 1502, 1509, 1510, 1601, 1602, 1609, 1610, 1701, 1702, 1709, 1710, 103, 107, 108, 203, 207, 208, 303, 307, 308, 403, 407, 708, 803, 807, 808, 903, 907, 908, 1003, 1007, 1008, 1103, 1107, 1108, 1203, 1207, 1208, 1303, 1307, 1308, 1403, 1407, 1408, 1503, 1507, 1508, 1603, 1607, 1608, 104, 109, 204, 209, 304, 309, 404, 409, 504, 509, 604, 609, 704, 709, 804, 809, 904, 909, 1004, 1009, 1104, 1109, 1204, 1209, 1304, 1309, 1404, 1409, 1504, 1509, 1604, 1609, 1604, 1604, 1609, 1704, 1709, 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604.
Shops-Tower 1-Shop no. - 1, 6, 7, 8, 13, 14, 19, 20, **Parking Space-252, Scooter Parking-190**
B) **Landowner Share:- Tower – 1**-303, 304, 307, 308, 403, 404, 407, 408, 507, 508, 603, 604, 607, 703, 704, 707, 708, 803, 804, 807, 808, 903, 904, 907, 908, 1004, 1007, 1008, 1503, 301, 302, 305, 306, 401, 402, 505, 506, 601, 602, 605, 606, 705, 706, 801, 802, 805, 806, 901, 902, 905, 906, 1501, 1502.
Tower – 2-204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1604, 1704, 203, 303, 403, 603, 703, 903, 1103, 1603, 1703, 208, 308, 408, 608, 708, 908, 1108, 1608, 1708, 207, 307, 407, 607, 707, 907, 1107, 1607, 1707, 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 105, 202, 205, 206, 302, 305, 306, 402, 405, 406, 502, 505, 506, 602, 605, 606, 702, 705, 706, 802, 805, 902, 905, 906, 1002, 1005, 1006, 1102, 1105, 1106, 1202, 1205, 1206, 1302, 1305, 1306, 1402, 1405, 1406, 1502, 1505, 1506, 1605, 1606.
Tower – 3-107, 207, 407, 507, 607, 707, 807, 907, 1007, 1207, 1607, 103, 104, 203, 204, 403, 404, 503, 504, 603, 604, 704, 803, 804, 903, 904, 1003, 1004, 1104, 1603, 1604, 301, 401, 402, 405, 406, 505, 506, 601, 602, 605, 606, 705, 706, 801, 802, 805, 806, 901, 902, 905, 906, 1001, 1002, 1005, 1006, 1105, 1205, 1206, 1305.
Tower – 4-403, 404, 503, 504, 603, 604, 703, 704, 1103, 1203, 1204, 401, 402, 601, 602.
Shops-Tower 1-Shop no. - 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 17, 18, 21, 22, **Parking Space-226**
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 cancellation 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) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.

4) The above registration is valid for a period of **04 Years 04 Months** as provided in 2(d), 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 cancellation of registration of the project by the Authority.

9/4/24

5) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014

6) Open Parking area comes in common area, and as such it cannot be sold.

7) At the project construction site, display of project details on a 5'x 4' board is essential.

8) In case of any papers not found in order, the same should be made available within one month.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-194/2023../1175
RERA/PRO-REG/Master File/Misc/115/2021

Dated 09-4-2024

Copy to: Chairman RERA/ Members RERA/ Satvika Nexgen Empire

Copy to: Branch Manager State Bank of India, S K Puri Branch, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By..... 08/04/2024

Checked by Concerned Technical Person..... 08/04/2024

Checked by Concerned Incharge.....

Rechecked by Senior Incharge..... 09/4/24