



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,
Shastri Nagar Patna – 800023

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: RERAP02072019225029-5/ 38.

Date: 3/02/2026

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar.
Patna- 800023, Bihar.

To,

Shri Umesh Kumar Singh, Director,
Sigma Super Homes Pvt Ltd,
Office at: Flat No-102, Dwadas Dham Appartment,
Gorakh Nath Lane Boring Road, Patna- 800001, Bihar.
Email Id: umeshsingh.singh73@gmail.com

Sub: Your Application RERAP02072019225029-5 for registration of Prabha Enclave Date: 07.11.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 22.01.2025

Sir,

You are hereby informed that your application for registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. A copy of the Bye-laws of The Motilal Nehru Sahkari Griha Nirman Samiti Ltd., clearly demonstrating provisions, if any, authorizing the Society to permit construction of multi-storied apartments/buildings.
2. An express approval/NOC issued by the Registrar, Cooperative Societies, permitting conversion of the allotted land from construction of a residential house to construction of a multi-storied apartment.
3. Copies of any amendment, modification, or supplementary deed executed with respect to the original Sale Deed of 1982, altering or relaxing the conditions contained therein, if such documents exist.
4. A current land possession certificate (LPC) for the whole parcel of land, as the submitted one is for the financial year 23-24.
5. In order to show the financial worth of the Promoter, which shall not be less than ten per cent of the estimated Development cost of the Project, as mentioned by the Promoter in the online application form, the Promoter shall furnish full details of



company/firm/Proprietorship/OPC/LLP etc. & It's all directors/partners /proprietors, etc., along with the liabilities, on an Affidavit in the format, as prescribed by the Authority and attached as Annexure I. of the office order no 401 dated 16.10.2025, (You may download the Annexure by clicking the link [https://rera.bihar.gov.in/images/lt%20.%201661%20dt.%2016.10.2025%20\(1\).PDF](https://rera.bihar.gov.in/images/lt%20.%201661%20dt.%2016.10.2025%20(1).PDF)).

6. A certificate from a Chartered Accountant confirming that no advance has been taken from customers with respect to all other accounts except the project account in question. As the promoter has submitted a certificate from a Chartered Accountant stating that no advance has been taken from customers with reference to the project account of the current project only, which is not acceptable. Therefore, the promoter is required to submit
7. Photograph, a scanned copy of the Aadhar card, Pan card, Address and phone no. of Smt. Rekha Devi.

You are required to submit online application afresh for registration of the abovesaid project. You shall not advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot/apartment/shop/office, as the case may be, till your application is approved by the Authority.

Place: Patna
Date: 02/02/2026
SEAL

K. Nivastar
Authorised Officer 3/2/26

