



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: RERAP03102025142646-2/1395

Date: 21/10/2025

From:

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

To,

Shri Neetish Kumar, Director,
Dhristi Kiran Builders And Developers Opc Private Limited,
Office at: Balgudar, P.O+P.S- Balgudar,
Lakhisarai- 811311, Bihar.
Email Id: dhristikiranbuildersanddev@gmail.com
Contact No: 9820310699

Sub: Your Application RERAP03102025142646-2 for registration of Swastik Kiran Date: 03.08.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 18.09.2025
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. As per the registered deed of the project land, it has been registered in the name of Neetish Kumar which cannot be considered to have been registered in the name of Neetish Anil Kumar Singh. Other land related documents like Jamabandi and LPC too are in the name of Neetish Kumar. A clarification is needed in the form an affidavit and an undertaking as well made before a magistrate that Neetish Kumar and Neetish Anil Kumar Singh are the same person. If this affidavit is not submitted then promoter needs to get his name corrected in the MCA portal.
2. The said single director needs to submit a no objection by means of an affidavit. In the said affidavit, he also needs to affirm as to how many projects he is proposing to develop and whether he has got sufficient land in his ownership (as per the sanctioned map of each proposed project of his), so that he could develop the present project as well as other applied projects without any hassle.
3. In the sanctioned map two khata numbers – 168 & 289 and two plot numbers – 248 and 249 have been mentioned whereas in the master plan sheet only one khata number – 289



- and one plot number – 248 have been mentioned. Even the permit letter mentions only one khata number – 289 and one plot number – 248. This discrepancy needs to be removed and a revised sanctioned map meant for this project needs to be submitted.
4. As per sanctioned map of the project there are Plot Model (A), (B) & (C) but layout plan of Model (B) & (C) not submitted, and also clear scan copy of Master Plan required as submitted copy is blur.
 5. In the application form, the promoter has submitted details of projects completed in the last five years. As the promoter has currently applied for the registration of the project "Swastik Kiran," it cannot be included in the list of previous projects. Therefore, it needs to be deleted from the application, and an amendment fee of Rs. 2,000/- is required and details of Rudra Kiran)A brief detail of the project launched by him, in the past five years b)whether already completed or being developed, c)including the current status of the said projects, d)any delay in its completion, e)details of cases pending, f)details of type of land and g)payment pending {Section 4(2)(b)}-.
 6. Shri Neetish Kumar holds the title to the land. However, DHRISTI KIRAN BUILDERS AND DEVELOPERS OPC PRIVATE LIMITED has submitted an application for the registration of the project, along with the project map, in the name of the company. In this context, is a Development Agreement between Shri Neetish Kumar and DHRISTI KIRAN BUILDERS AND DEVELOPERS OPC PRIVATE LIMITED.

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: 21/10/2025
SEAL




Authorized Officer