



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: RERAP03272025124701-2 /04

Date: 02/01/2026

From:

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

To,

Shri Suman Kumar Singh, Director,
Ssbs Infratech (OPC) Private Limited,
Office at: C/O Suman Kumar Singh,
Dr.R.P.Road Khalifabagh, Sujaganj Bazar,
Bhagalpur, Jagdishpur, Bihar 812002, India.
Email Id: sabsinfratechopc@gmail.com
Contact No: 9430478781

Sub: Your Application RERAP03272025124701-2 for registration of the project Shila Complex Date: 27.08.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 09.10.2025

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. Supplementary development agreement for the 1.33 Decimal shortfalls of land as according to the approved map, total plot area is mentioned as 823.12 Sqm ~ 20.34 Decimal. However, only 19.01 D area of land is accessible for the project development, as per development agreement which is furnished by you).
2. Non-Encumbrance Certificate (NEC) for the remaining parcel of land measuring 1.33 Decimal, (As the NEC submitted pertains only to 19.01 Decimal of land).
3. Financial statement such as Auditor's report, Director's report, and cash flow for the financial year 2023-24, as per rule 3 (1) (b) of Bihar Real Estate (Regulation and Development) Rules, 2017.
4. Revised copy of memorandum of a division of share between Promoter and landowner available for marketing and selling on Affidavit cum declaration in prescribed format duly signed by Promoter and Land Owner in the light of O.O No.-115 date: 01/08/2023 available on RERA portal. (As the submitted copy of share distribution doesn't seem to be in the proportionate with the ratio 50:50 outlined in the Development Agreement)



Kiran Kumar
21/1/26

5. A revised proforma of agreement for sale because the Schedule E has not been mentioned in the submitted proforma). So, this needs to be added and in Schedule E internal roads, and sewage treatment, etc

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: 02/01/2026

SEAL

