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: RERAP04062019220442-3/433 Date: 17/11/2026

From:

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

To,

Shri CHANDRA PRAKASH, Director,
SUNIT HOUSING PRIVATE LIMITED,
Office at: 1/4233, 2nd Floor Ansari Road, Daryaganj, New Delhi, North Delhi-110002,
Email Id: sunithousing@gmail.com
Contact No: 9971465556

Sub: Your Application no.- RERAP04062019220442-3 for registration of **Project- SUNIT AJANTA MEGA MALL**, dated- 03/10/2026 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 10.11.2026.

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. The sanctioned map sheet containing all "Elevations" of the project. As the sanctioned map sheets previously submitted by you contained only the site plan, floor plans and sections sheets, and did not include the required elevation drawings. Accordingly, the complete sanctioned map sheet containing the elevations of the project was required to be furnished. However, the same has not been submitted.
2. Revised Share Division Affidavit ensuring 50:50 share distribution between the Promoter and the Landowners, in accordance with the registered Development Agreement and sanctioned map, was required to be submitted. The affidavit was also required to specify the exact nomenclature, as per the sanctioned map, and the respective share allocation of all commercial units/spaces (approximately seventy-five units, as per the sanctioned map) of the proposed commercial building (B1+B2+G+9), along with the corresponding parking allocation.

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17/11/26

However, the revised Share Division Affidavit submitted by the Promoter failed to establish the requisite 50:50 share distribution and contained the following discrepancies: (i) Incorrect Identification of Parties: Names of individual director of landowner company were also mentioned separately alongside the Landowner name, creating ambiguity regarding the actual beneficiaries of the respective shares. The separate entries of director names as landowner may be removed. (ii) Missing Units in Share Distribution: Share allocation of several units/spaces as per the sanctioned map was not specified, including Space for Zudio (Ground to 3rd Floor), Anchor Stores 01, 02 and 03 (4th Floor), Hotel Rooms (Type-02) (6th Floor), Entertainment Zone-02 (8th Floor) and Entertainment Zone (9th Floor), etc. (iii) Mismatch in Nomenclature: The nomenclature of several units mentioned in the affidavit differed from that indicated in the sanctioned map. (iv) Discrepancy in Total Number of Units: The affidavit indicated 36 shop units in the Promoter share and 33 in the Landowners share, aggregating to 69 units. However, including the other spaces subsequently mentioned in the affidavit, the total worked out to 46 units in the Promoter share and 45 in the Landowners share, aggregating to 91 units (approx.), which did not tally with the sanctioned map.

Thus, promoter failed to submit a duly corrected revised Share Division Affidavit ensuring the correct nomenclature and complete unit-wise share allocation of all units/spaces, in the prescribed 50:50 ratio and in conformity with the registered Development Agreement and sanctioned map.

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: 17.11.2026
SEAL

REAL ESTATE REGULATORY AUTHORITY
RERA
BIHAR-PATNA

K Srivastava 17/11/26
Authorised Officer