



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Letter No: RERAP04272026123319-2/ 353

Date: 08/10/2026

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

From:

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

To,

Shri Amit Kumar
M/s- Pujasri Developers Private Limited
Project name : Pujasri Developers Private Limited (Raj Rani Residency)
Address: Flat No.- 303, Awadh Bihar Residency, S K Puram,
Danapur, Patna, Bihar, India, 801503
Email Id: amit.some1@gmail.com

Sub: Regarding rejection of Application RERAP04272026123319-2, received for registration of Project name: Pujasri Developers Private Limited (Raj Rani Residency) Date: 27.07.2026 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 10.09.2026.

Sir,

You are hereby informed that Application RERAP04272026123319-2 received for registration of the Project- Pujasri Developers Private Limited (Raj Rani Residency), is rejected due to lack of furnishing of following information and documents;

- 1- Notice of Commencement in Form-X, duly stamped by the map passing Authority.
- 2- Copy of land deed, and NEC for 9.07 Decimal of land in the name of Ms. Ragini Kumari.
- 3- The submitted copy of the Development Agreement is illegible and highly blurred, rendering its contents unreadable. Therefore, submit a clear, complete, and legible copy of the duly executed and registered Development Agreement executed between Ms. Ragini Kumari and Pujasri Developers Private Limited.
- 4- Annual report such as Auditor's report, Balance sheet, Profit & loss statement along with Schedule of account, for the FY 2022-23, and director's report & Cash flow statement for the last three FYs.
- 5- Proforma of allotment letter.
- 6- Proforma of conveyance deed.
- 7- Details of the Projects done in last five years such as- a) Whether already completed or being developed, b) Including the current status of the said projects, c) Any delay in its completion, d) Details of cases pending, e) Details of type of land and f) Any Payment pending.



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- 8- Proforma of Agreement for Sale which should incorporate all the mandatory thirty-three (33) clauses and Schedule A, B, C, D, and E prescribed under the RERA Rules. Further, Schedule E should be specifically contain the details of the proposed amenities and common facilities.
- 9- Financial worth of the promoter company as well as each Director individually, in the prescribed format. The combined financial worth shall not be less than 10% of the estimated development cost of the project (i.e., Rs 185.64 lakh), as declared in the online application.
- 10- CA certificate declaring that no advance/booking amount has been taken from the customer in respect of project? Raj Rani Residency? till date.
- 11- Submit the NOC from Registrar of Cooperative Societies for the project "East and Height".
- 12- Details of all three bank accounts opened in the name of the project. The nomenclature of all accounts should be clearly mentioned as follows:
 - (1) Pujasri Developers PVT. LTD.- Raj Rani Residency- RERA Master A/c (100%),
 - (2) Pujasri Developers PVT. LTD.- Raj Rani Residency- RERA Project A/c (70%), and
 - (3) Pujasri Developers PVT. LTD.-Raj Rani Residency- RERA Promoter A/c (30%).As the submitted statement is not at per with the SoP dated: 20/12/2024. (SoP attached for your reference).
- 13- It is noticed that the submitted Form B is not duly notarized. Therefore, submit a duly notarized Form B, ensuring that the name of the project is correctly mentioned in the preliminary portion of the affidavit.
- 14- Affidavit copy of the share distribution between the Promoter and the Landowner. The affidavit should clearly specify the flat number and corresponding parking No. allotted to each party. It must be duly signed by both parties.
- 15- NOC from Registrar of Cooperative Societies for the project.
- 16- Amendment fee of Rs 2000 /- for the correction of Project name as Raj Rani Residency, because you have mentioned the firm name in column of project name.

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: 28/10/2026


K. B. Prasad
8/10/26
Authorised Officer
RERA, Bihar
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