



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: RERAP05302019141146-4/ 57

Date: 16/02/2026

From:

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

To,

Shri Niresh Roshan, Director,
Roshan Brothers Infrastructure Pvt. Ltd.,
Office at: New Bypass, Bighrapur, P.O:- GPO,
In the campus of Radhika Sneha Tower,
Patna- 800020, Bihar.
Email Id: omsaienterprises10@rediffmail.com
Contact No: 9430832085

Sub: Your Application RERAP05302019141146-4 for registration of KRSHNA Sneh Tower Date: 30.11.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 08.01.2026

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 details of all three RERA Project Bank Account in the light of SOP dated 20-12-2024 with the correct nomenclature as mentioned in it. The correct nomenclature of all three account is :(a) "Name of Promoter- Project name-RERA Master Account" [100%], (b) "Name of Promoter- Project name-RERA Project Account" [70%], (c) "Name of Promoter- Project name-RERA Promoter Account" [30%].
2. Sanction Map and Layout Map as submitted documents are not legible.
3. Updated LPC of current financial year, as the LPC submitted by you is dated 29.09.2019 and 04.07.2016 for the entire land.
4. Updated CRR of current financial year, also the CRR is submitted for 3.58 D and 2.097 D of landowner Ravi Ranjan Sahay and Mridula Sahay, it needs to be submitted for total 8.63 D
5. Updated Jamabandi for entire land of project.
6. Permit letter issued in form VIII A by Map approving Authority



7. Notice of Commencement in Form-X of Bihar Building Bye Laws, 2014, duly stamped by the competent/map approving Authority
8. The name of promoter company is mentioned as Roshan Brother Infrastructure Pvt Ltd, However, in the registration certificate of company it is mentioned as Raushan Brother Infrastructure Pvt Ltd. Please correct it in the promoter profile. and paid amendment fee of Rs 2000/-.
9. Balance Sheet and Cash Flow statement of financial year 2021- 2022.
10. Certificate from a Chartered accountant declaring that no advance booking amount has been taken from the customers against the current project duly signed by the promoter and countersigned by CA. as in the submitted certificate name of project is not mentioned.
11. Details of all the projects taken up by the Directors of the Company in other capacities, either individual or as part of other entities, during the last five years along with the details of cases filed in the projects as mentioned by the Promoter and orders passed in the cases.
12. Form B at affidavit in prescribed format.
13. Proforma of agreement.
14. Proforma of allotment letter
15. Affidavit in confirmation of the development agreement executed with landowners stating therein the Proportion of the Share of Promoter and landowner including the number of blocks/shops/flats/ plots/Parking spaces etc. in the project and which are exclusively available in the share of the Promoter, the submitted one does not specify the flats and parking space specificity and just mentions the percentage.
16. The Proforma of Conveyance Deed.
17. In order to show the financial worth of the Promoter, which shall not be less than 10% 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 Immovable properties owned by the Promoter's entity viz. company/firm/Proprietor. etc., as the case may be. and the directors/Partners/Proprietor. etc, as the case may be, along with the liabilities, separately, on Affidavit in the format, as prescribed by the Authority and attached as Annexure I. (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).)
18. Land deed/sale deed/ Khatiyani of Sunil Kumar Sharma and Kaushal Kishor Sharma.

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: 16.02.2026
SEAL



K. S. Mishra
Authorised Officer