



# 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: RERAP05302019141146-5 / III

Date: 30/03/2026

From:

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

To,

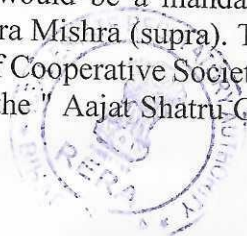
Shri Nitesh Roshan, Director,  
Roshan Brothers Infrastructure Pvt. Ltd.,  
Office at: New Bypass, Bighrapur, P.O:- GPO,  
In the campus of Radhika Sneh Tower,  
Patna- 800020, Bihar.  
Email Id: [omsaenterprises10@rediffmail.com](mailto:omsaenterprises10@rediffmail.com)  
Contact No: 9430832085

Sub: Your Application RERAP05302019141146-5 for registration of Sneh Homes Date: 31.01.2026 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 17.03.2026.

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. There are three landowners as per the Development Agreement. Only one Sale Letter/ Deed submitted in favour of Jayant Vishnu indicates that the Project Land has been purchased from " Aajat Shatru Grih Nirman Samiti Limited," A Cooperative Society. In this regard, as held in Letters Patent Appeal No.1485 of 2016 in Civil Writ Jurisdiction Case No. 4051 of 2015 Hon'ble Patna High Court has held that, neither a multi-storied apartment can be erected upon a plot of the Society for residential purpose, nor could it can be converted from residential to commercial unless the Hire Purchase Agreement, the sale deed executed, and the bye laws permit such conversion. The obligation of an allottee does not stop there; rather, even if such stipulations are found mentioned in the agreements, the sale deed, and the bye laws, yet the sanction of the Registrar, Cooperative Department would be a mandatory condition as opined by the Division Bench in Narendra Mishra (supra). Therefore, you need to submit the sanction of the Registrar of Cooperative Societies, Govt of Bihar. You also need to submit the Byelaws of the " Aajat Shatru Grih Nirman Samiti Limited." Or,



*K. Prasad*  
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- you need to submit documentary evidence clearly establishing that the nature of the said land has been changed as freehold in nature.
2. i. the Sale letter/deed of Minni Roy and Tara Devi ii. L.P.C of whole parcel of land iii. current revenue receipt of Mini Roy as per development agreement (as in the submitted CRR of Minni Roy, Khata number not matching with that of written in development agreement).
  3. Permit letter issued in form VIII A as you have submitted a letter regarding land to be provided for widening of road.
  4. A stamped copy of the notice of commencement with date of commencement mentioned in it.
  5. Details of bank accounts given show that their names are as Realtors Current accounts and not given as prescribed under the office order dated 20-12-2025, moreover bank accounts have been opened in the early 2025 and in 2024. Revised details of bank accounts may be submitted. Also, Rs 2000/ is to be deposited for the correction of bank accounts in the online application.
  6. As per the digital platform (<https://www.zaubacorp.com>) there are two active directors in the company. Hitesh Roshan and Pooja where as in the promoter profile, there are three directors, Nitesh Roshan, Hitesh Roshan and Rakesh Roshan. Hence, promoter needs to provide the details of the active directors of the company. Accordingly provide the details like photograph, address, contact no., scanned copy of Aadhar card and the pan card along with amendment fee of Rs. 2000 per amendment @ of each director for all Directors. If the Directors as given on the application are as per MCA and are correct, kindly give a copy of MCA portal depicting the names of same directors as given on the application.
  7. a 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 the CA.
  8. Net worth Certificates submitted are not in prescribed format and are more than a year old. In order to show the financial worth of the Promoter, which shall not be less than ten per cent 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. & its all directors, along with the liabilities, on an Affidavit in the format, as prescribed by the Authority and attached as Annexure I. of the office order no 296 dated 23.7.2025 (You may download the Annexure by clicking the link <https://rera.bihar.gov.in/images/296.pdf>).
  9. The promoter has submitted the Sale Letter. Kindly provide a proforma of the agreement for sale, in which Clause A should contain the name of the landowner, and Schedule C payment plan should be proportional to the stages of the construction. Also, Schedule E should contain external development work as mentioned in the online application.
  10. A memorandum of the division of shares between the Promoter and the Landowners, available for marketing and selling, on an Affidavit-cum-Declaration in the prescribed format, duly signed by the Promoter and all Landowners, in light of O.O. No.-396, dated 13-10-2025. The share should be mentioned landowner wise in the prescribed format only.
  11. Completion date has not been mentioned in Form B, kindly provide a revised Form B on Affidavit under which date of completion should be written as DD/MM/YYYY.
  12. Minutes of the Board of the company is needed wherein Sri Nitesh Roshan Has been authorised to execute Development Agreement on behalf of Promoter's Company.



*K. N. Sharma*  
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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: 30/03/2026  
SEAL



*K. S. S. S.*  
Authorised Officer 30/3/26