



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: **RERAP06042021105702-9/..202**

Date: **9/06/2026**

From:

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

To,

Smt. RENU DEVI, (Director)
ANU DEVELOPERS OPC PVT LTD,
Office At K.Niwas , Road No 02 Extn, Rajbanshi Nagar,
Ps Shastrinagar, Patna, Bihar, Pin- 800023.
Email Id: anudevelopers88@gmail.com

Sub: Your Application **RERAP06042021105702-9** for registration of JAKLI NIWAS, Date: 14.04.2026 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 21.05.2026

Sir,

You are hereby informed that your application for registration of the project, as above, is rejected for the reason that the following information and documents had not been furnished;

1. In support of the opening of the bank accounts, either a certificate issued by the Branch Manager or copies of the bank passbooks may kindly be submitted. It is noted that the details of all three bank accounts have been provided in the online application; however, the nomenclature of the bank accounts is not in accordance with the Bank SOP dated 20-12-2024.
2. Provide a certificate from a Chartered Accountant certifying that no advance/booking amount has been collected from any customer against the current project. The certificate must be duly signed by the promoter and countersigned by the Chartered Accountant. In this regard, it is noted that the declaration submitted on the company's letterhead is not acceptable, as a certification from a Chartered Accountant is specifically required.
3. The calculation of financial worth is required to be made on the basis of immovable properties only, such as land and buildings. Accordingly, only liabilities related to the declared immovable properties are to be mentioned. However, the affidavit submitted by the promoter includes details of both movable and immovable properties, which is not acceptable. Hence, the promoter is required to submit a revised affidavit of financial worth in the prescribed format.



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4. Provide details of all the projects taken up by the Directors of the Company in other capacities, either individually 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.

5. You have submitted only a single page mentioning Schedule E, which is not acceptable. You are required to submit a revised proforma of the Agreement for Sale containing all pages. Further, the Schedule E mentioned in the submitted single page should also be incorporated in the revised Agreement for Sale. Schedule E shall specifically include details of external development works, such as road systems, water supply, sewage and drainage systems, electricity supply (including transformer and substation), and solid waste management and disposal arrangements.

6. As per the sanctioned map the area as per site= 1310.04 Sqm [32.37 D]. The development agreement has been submitted for 25.5 D only in the name of Gajendra Prasad Singh, Mukul Kumar, Ashwani Kumar only. Hence development agreement in the name of Dilip Kumar and Rani Devi remaining 6.87 D of land is required.

7. The promoter has submitted the share distribution in the prescribed format; however, the nomenclature of the parking spaces landowner-wise has not been mentioned. Hence, a revised affidavit regarding share distribution, clearly specifying the landowner-wise nomenclature of the parking spaces, with signature of all the landowner.

8. Provide Memorandum and Bye laws of the society, The Guru Sahi Lall Nagar Shakari Grah Nirman Samiti Ltd, Patna. On its verification it would be decided whether Sanction from the Registrar of Cooperative society is required or not.

9. Provide proceeding register, copies of all pages, of the Guru Sahi Lall Nagar Shakari Grah Nirman Samiti Ltd, Patna. along with its update Audit Report.

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: /06/2026
SEAL


Authorised Officer
19/06/26