



# 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: 134/2024

/669

Date: 15/10/2024

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 Sanjay Kumar, Director,  
Tanisha housing Private Limited,  
Office at: Flat No: 401, Surya Enclave, Prithvi Raj Path,  
Nisha Devi Mandir, Patna- 800003, Bihar.  
Email Id: [smjkmr3003@gmail.com](mailto:smjkmr3003@gmail.com)

Sub: Your Application No RERAP06082024170650-1 for registration of Saraswati Ramroop Enclave  
Date: 24.07.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 04.10.2024.

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. A revised copy of the notice of commencement as the date of commencement is not mentioned in the submitted one.
2. Coordinates (Latitude & Longitude) of the project site as you have not properly mentioned it in the online application form.
3. A legible copy of the bank statement in which the RERA Retention account (70%) which should be opened in the name of the project as per section 4 (2) (I) (D) is clearly mentioned.
4. A certificate from a Chartered accountant is required declaring that no advance/booking amount has been taken from the customers against the current project.



5. A statement of assets and liabilities of the Directors of the Promoter's entity as of the date of submitting the application, duly certified by the Chartered Accountant CA, to show the financial worth of the promoter to meet at least ten percent of the estimated development cost of the project to take up the initial cost of the project.
6. Details of Projects done in last five years a) A brief detail of the project launched by him, in the past five years, b) whether already completed or being developed, c) Including the current status of the said projects, d) any delay in its completion, e) details of cases pending, f) details of the type of land and g) payment pending.
7. The details of all the projects taken up by the directors of the company in other capacities, either as an 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.
8. The name of the Agent, Contractor, Structure engineer & Architect if any.
9. A revised copy of Form-B, in which dated of completion should be mentioned in the DD/MM/YYYY format.
10. A proforma of the Agreement for sale as per RERA, Act.
11. A proforma of Conveyance deed.
12. A proforma of Allotment letter in which date of completion is mentioned.
13. A 'Memorandum of division of share between Promoter and landowner' available for marketing and selling on Affidavit cum declaration in prescribed format duly signed by Promoter and Land Owner, as per office order. No.- 115, dated 01/08/2023 (available on RERA portal).
14. Non-encumbrance certificate (NEC) for the whole parcel of land.
15. Land Possession certificate (LPC) for the whole parcel of land in the name of the landowner as mentioned in the development agreement.
16. Current revenue receipt (CRR) for the whole parcel of land in the name of the landowner as mentioned in the development agreement.
17. An online copy of jamabandi for the whole parcel of land in the name of the landowner as mentioned in the development agreement.

Place: Patna

Date: 15/10/2024

SEAL



*[Signature]*  
Authorised Officer