



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: RERAP06082024170650-2 /1310

Date: 07/08/2025

From:

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

To,

Shri Sanjay Kumar, Director,
Tanisha Housing Pvt. Ltd.,
Office at: FLAT NO 401,
Surya Enclave, Prithvi Raj Path,
NISHA DEVI MANDIR,
Patna-800003, Bihar.
Email Id: smjkmr3003@gmail.com

Sub: Your Application RERAP06082024170650-2 for registration of Sarswati Ramroop Enclave Date: 06.06.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 31.07.2025.

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. CIN in the application not mentioned, Rs 2000/ required for filling that information in the application.
2. Registered address as per Certificate of Incorporation is of Kolkata while in application registered address is of Patna, that needs to be amended in application however Patna address may be used as correspondence address. Rs 2000/ required for amending that information in the application.
3. In the Application details with Photograph of only one Director has been give. Details of contact with photograph of other four directors are required along with their Aadhaar and PAN. Rs 8000/ @ Rs 2000/ per column required for filling that information in the application.



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4. In the previous projects details in both the columns details of current project, for which application has been submitted, are mentioned. These need to be deleted and for correction in application Rs. 4000/ @ Rs 2000/ per column.
5. In the External Development Column of application, Road System, Sewage and Drainage System, Electricity Supply Transformer and Sub Station and Solid Waste Management and Disposal should be self-developed by the Promoter and not by the Local Authority, Rs 2000/ per column required for filling that information in the application.
6. Details of only one Bank Account number given and that has been repeated in the application i. Bank account details of three accounts viz. a.) name of the promoter - project name - RERA Master Account, b.) name of the promoter - project name - RERA Project Account, c.) name of the promoter - project name - RERA Promoter Account as per the SOP issued by the Authority on 20.12.2024 ii. For filling these three accounts in the application Rs. 6000/ @ Rs 2000/ per column are required to be deposited.
7. Name of Structural Engineer, Contractor and Agent, if any may be provided.
8. LPC of 22 D of land is required.
9. Legible copy of Land deed translated in hindi or English duly authenticated by the Promoter is required.
10. Division of share of flats and parking in the prescribed format on joint Affidavit is required with the share of flats and parking indicating separately for each land owner and Promoter Entity.
11. In Form B date of completion has not been mentioned, revised copy is required.
12. Details of Previous Projects with regard to only one Director Sanjay Kumar has been provided but details of 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 type of land and g) payment pending may be given.
13. Details of Previous Projects with regard to other four Directors along with 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 type of land and g) payment pending may be given.
14. Details of Previous Projects with regard to the Promoter Company along with 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 type of land and g) payment pending may be given.
15. Financial worth Certificate of only one Director Sanjay Kumar given, same certificate duly certified by CA is required for other four directors.
16. Details of Immovable properties on affidavit in prescribed format for Promoter's Company and for all the five directors are required.
17. Legible copy of NOC issued by AAI is required.
18. NOC issued by State Fire Authority is required as the height and ground coverage area is more the limit of exemption.
19. Notice of Commencement in Form-X of Bihar Building Bye Laws, 2014, duly stamped by the competent/map approving Authority.



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20. Revise copy of Agreement for Sale is required, it has following deficiencies, those need to be complied: i. Clause A to L has not been reproduced as given in the prescribed template of Agreement for Sale as per RERA Rules, 2017, As such Clause A has not been mentioned while Clause L has been mentioned as Clause J ii. Clause A should mention the names of the Land owners and the full details of land. iii. Schedule C should incorporate the % of the instalment to be received at various stages of the construction, and booking amount should not be more than 10% which taken before the execution of Agreement for Sale iv. There has been payment plan b also where in case Allottee gives 70% of amount in advance. In such case Promoter has to declare the % of rebate to be provided to such Allottees. In this case also booking amount should not be more than 10% which taken before the execution of Agreement for Sale v. Schedule E should be separate wherein water supply Road System, Sewage and Drainage System, Electricity Supply Transformer and Sub Station and Solid Waste Management and Disposal etc and specifications of the external development works should be mentioned.
21. In the Allotment letter parking details with serial number should be incorporated, revised copy may be shared with RERA.

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: 07/08/2025

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K. Srivastava
Authorised Officer