



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: RERAP07232025130638-1 /47

Date: 11/02/2026

From:

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

To,

Shri Jitendra Kumar Singh, Partner,
Apna Awas Advance Retail Joint Venture Company,
Office at: 001, Sundaram Enclave, Kitab Bhawan Lane,
North Sk Puri, Patna- 800013, Bihar.
Email Id: apnaawasadvanceretailjv@gmail.com
Contact No: 9835030176

Sub: Your Application RERAP07232025130638-1 for registration of Kamal Palace Date: 07.10.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 15.01.2025

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. A NOC issued by the Registrar of Cooperatives that the land has become freehold permitting construction of a multi-storied building on the land of a cooperative society.
2. The details of all three RERA Project Bank Account in the light of office order dated 20-12-2024 with the correct nomenclature as mentioned in it. The correct nomenclature of all three account are :(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%]. (The promoter has submitted 3 accounts but the nomenclature is not as per RERA's SOP, also the 100 % and 70 % is written by Pen not the account name.)
3. Certificate from registrar of firms regarding the registration of JV (As the Applicant promoter is Apna Awas Advance Retail Joint Venture Company, a joint venture constituted by forming a partnership firm of Apna Awas Private limited a company and Advance Retail, a Proprietorship Firm with 50 % and 50 % share respectively in the proposed project also the Promoter has submitted partnership



deed of JV executed on 22/08/2022 specifically only for the purpose of development of present proposed project Kamal Palace.

4. The resolution as to who has been authorised to file application for RERA and what would be the liabilities of each entity, as partnership deed is silent on it. Apna Awas Private limited has 50 % share in JV, is majorly responsible for compliance and reporting. However, both of entities shall be deemed to be the promoters and shall be jointly liable as such for the functions and responsibilities specified, under this Act or the rules and regulations made thereunder. (The Documents submitted is in word form, without any letter no also the signature is not done, sign is in image form which may be used for any purpose)
5. An amendment fees of Rs 6000/- to amend the details of remaining 3 directors (As per MCA details), there are 4 directors namely Shri Amarendra Kumar Sinha, Shri Prabhat Kumar Singh, Shri Pankaj Kumar Singh and Shri Jitendra Kumar Singh but only one director is shown from the company.
6. An amount of Rs 99.4/- as there is deficit of amount according to Proposed Project area under the head registration fee.
7. An affidavit, with the full details of immovable properties and liabilities of Apna awas construction Pvt Ltd and it's all directors And Advance Retail in the format as provided vide office order no 296 dated 23.07.2025 link: <https://rera.bihar.gov.in/images/296.pdf> (Submitted for all the partners associated with the JV but not for the company.)
8. Revised Proforma of the Agreement for sale in which Clause G, the name of apartment is written as Kapil Residency in place of Kamal Palace also revise the payment plan which must be proportional to the construction timeline (Submitted but the payment plan is not proportional as up to 1st floor the promoter has proposed payment plan of 50 % cost of the project.)
9. Current Revenue Receipt, Land possession certificate and Jamabandi for the proposed project or submit an explanation from Land and Revenue department that this land is free from Bihar Tenancy Act.

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: 11/02/2026
SEAL

