



# 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: RERAP08062025133132-1 / 1453

Date: 15/12/2025

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.

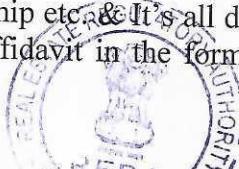
To,

Shri Vishal Kumar Gupta, Partner,  
Guinea Homes,  
Office at: 2nd Floor,  
Patna Guinea House Building,  
Ashok Rajpath, Muradpur, Patna- 800004, Bihar.  
Email Id: [patnaguineahouse@hotmail.com](mailto:patnaguineahouse@hotmail.com)  
Contact no: 9334125990

Sub: Your Application RERAP08062025133132-1 for registration of the project Anil Enclave Date: 10.08.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 30.10.2025  
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. AAI NOC as the project lies in the K13 grid of the AAI Zone, which is a RED Zone in which NOC from AAI is applicable.
2. Register their partnership firm from the Registrar of Firms. As one of the partners has been removed/ceased from the partnership firm.
3. Audited financial statement (Balance sheet, profit & loss statement cash flow etc) for the financial year 2021-22, 2022-23, & 2023-24 and auditor report for the said period, it has been observed from submitted un audited financial statement there is an expenditure incurred towards audit fee. as Submitted certificate issued by chartered accountant does not suffice the compliance of the query in respect of Audit expenses shown in financial statement of the firm.
4. 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/firm/Proprietorship etc. & It's all directors/partners /proprietor etc. , along with the liabilities, on Affidavit in the format, as prescribed by the Authority and



*K. G. Venkatesh*  
15/12/2025

attached as Annexure I. of 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>).

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: 15/12/2025

SEAL



*K. Bhivastav*  
15/12/25  
Authorised Officer