



# 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: RERAP08182022213347-2 /36

Date: 02/02/2026

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 Pawan Mishra, Director,  
Gauri Ashutosh Buildcon Pvt. Ltd.,  
Office at: House No-45, Dighi Tank,  
North, Professor Colony, Lalbagh,  
Darbhanga- 846004, Bihar.  
Email Id: [pawanmishra209@gmail.com](mailto:pawanmishra209@gmail.com)  
Contact No: 9717392262

Sub: Your Application RERAP08182022213347-2 for registration of Apoorva Complex Date: 05.07.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 21.08.2025.

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 fresh Development Agreement is required to be duly executed and registered, with an explicit stipulation that it supersedes the earlier Development Agreement to the extent specified therein and also furnish a duly sanctioned building plan and permit letter that are in consonance with the newly executed Development Agreement. In the present case, the permit letter issued by the Chief Executive Officer, Darbhanga Planning Area Authority, granted permission for construction of a residential building subject to certain terms and conditions, and the sanctioned building plan refers to a proposed residential building of Gauri Ashutosh Buildcon



*K. Sivastava*  
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Pvt. Ltd. However, the registered Development Agreement deed no. 13240 dated 16-08-2025 provides for division of share under Clause 4 and contemplates a mixed-use development comprising both residential and commercial units under Clauses 14 and 15. The promoter submitted an unregistered Memorandum of Understanding dated 11-09-2025 executed between Shri Anil Kumar s/o Late Ashok Kumar and Gauri Ashutosh Buildcon Pvt. Ltd., and requested vide letter dated 26-09-2025 that the same be considered on the ground that execution of a fresh Development Agreement would attract registration charges at two percent of the Government-approved rate. However, an unregistered agreement cannot override or substitute the contents of a registered Development Agreement.

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: 02/02/2026

SEAL



*K. S. Verma*  
Authorised Officer 02/02/26