



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: RERAP09032025153409-1/42

Date: 02/02/2026

From:

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

To,

Mr. MANISH ANAND (Director),
Mr. RAJESH KUMAR SIKARIA (Director),
Add. - Anand Villa, Opposite to Udaigiri Apartment,
Budh Marg, Patna- 800001,
PUSHP BIHAR APARTMENT, EXHIBITION ROAD,
OPPOSITE BIG BAZAR, PATNA BIHAR,
Email id - ADPLPATNA@GMAIL.COM ,
Phone no. 9852470379, 9431020273

Sub: Your Application RERAP09032025153409-1 for registration of Prabha Enclave Date: 17-09-2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 08-01-2026.



9/02/26
Page 1 of 5

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. Promoter Anand Astara Real Estate (JV) is a Joint Venture of two companies, Anand Dwelling Pvt Ltd and Astara Projects Pvt Ltd, specifically for the development of the project, *The River View*. The PAN of the JV indicates that this is an Association of Persons, but in the absence of relevant documents, it is not clear as to how it has been registered as a separate legal entity, whether a Partnership Firm or LLP or Company, etc. The Promoter needs to clarify and submit the related documents of registration of the entity of the JV, so that the legal liabilities of the Promoter's JV, Anand Astara Real Estate (JV), can be ensured with regard to the project and its allottees. The promoter informed that this firm is a partnership firm, but the promoter could not submit the certificate issued by registrar of firm.
2. The map has been passed in the name of both the companies on 20/11/2024 on the application submitted in 2023 and not in the name of the Promoter's JV, while the JV was executed well before the passing of the map. The JV Agreement also does not mention this. Both the companies, Anand Dwelling Pvt Ltd and Astara Projects Pvt Ltd, need to pass resolutions from their respective Boards of Directors that the map so passed in the name of these companies can be used and developed by Anand Astara Real Estate (JV), and for any liability and deviation, both the companies along with the JV shall be held responsible. The same resolutions may also be sent to the map passing authority. The Promoter needs to submit the documents accordingly.
3. Development Agreements have been executed with both the companies separately and have not been executed in the name of the Promoter's JV, Anand Astara Real Estate (JV), nor has any supplementary development agreement been executed.
4. There are altogether six Development Agreements/Supplementary Agreements executed:
 - i. The first one is between Sri Dharmendra Pati Tripathi and Anand Dwelling Pvt Ltd for 47 D on plot nos. 3374, 3375, and 3376, while the



K. Ghosh
Page 2 of 3 9/12/26

- map has been passed on plot nos. 3314, 3315, 3316, and 3323 (P). The Promoter needs to justify this.
- ii. A supplementary agreement has also been executed between Sri Dharmendra Pati Tripathi and Anand Dwelling Pvt Ltd, but there is no clarity.
 - iii. Development Agreement between Raj Nath Ray and Dream Housing Projects Pvt Ltd for 25 D of land on plot no. 3323 (P).
 - iv. Supplementary Agreements between Sri Awadhesh Prasad, Anil Ray, Bharat Bhushan Ray, and Ramesh Kumar and Astara Projects Pvt Ltd (Dream Housing Projects Pvt Ltd).
 - v. Development Agreement between Raj Nath Ray and Dream Housing Projects Pvt Ltd for 25 D of land on plot no. 3323 (P).
 - vi. Supplementary Agreements between Sri Santosh Kumar and Sri Manojranjan Kumar and Astara Projects Pvt Ltd (Dream Housing Projects Pvt Ltd) after Sri Ram Babu Ray was deceased.
5. In order to enable the Promoter JV to sell/transfer the title of the units, the Promoter JV, Anand Astara Real Estate (JV), needs to execute Development Agreements with all the landowners in the light of Section 5 of the Apartment Ownership Act, after getting Anand Astara Real Estate (JV) registered as a legal entity (either Partnership Firm, LLP, Company, etc.). Before execution of the Development Agreements, resolutions shall be passed by both the companies through their respective Boards. Accordingly, the Promoter shall submit the requisite documents.
6. The Promoter has submitted details of only one bank account, that is, a Current Account named as Collection and RERA Account. However, the Promoter needs to submit details of all three bank accounts which should be opened in the name of the project, such as the RERA Master Account, RERA Project Account, and RERA Promoter Account. The name of the account should contain the name of the promoter, the name of the project, and the name of the account along with the A/c No., in the following format:
- 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
(Format is available at the notice section of the Authority's website).
7. Jama Bandi in the name of Sri Dharmendra Pati Tripathi indicates that for plot nos. 3314, 3315, and 3316 there is “0” decimal land; however, the total



indicates 0.47 D of land. This discrepancy needs to be corrected, and a fresh copy is required. For Anil Ray, the Jama Bandi indicates land of 21.65 D, but the Mutation documents indicate only 7.37 D. For Bharat Bhushan Ray, the Jama Bandi is for 0 D, while the Mutation indicates 3.49 D of land. For Ramesh Kumar, the Jama Bandi indicates 21.65 D of land, but the Mutation documents show 7.37 D of land. These discrepancies need to be clarified, and rectified copies are required. For the other piece of land of 25 D, the Jama Bandi is still in the name of Ram Babu Ray, whereas it should be in favour of Sri Santosh Kumar and Sri Manoranjan Kumar. These discrepancies need to be clarified, and rectified copies are required for the full parcel of land.

8. Current Revenue Receipts (CRRs) also have discrepancies. For Anil Ray, the Jama Bandi indicates land of 21.65 D and the CRR also indicates the same; however, plot nos. 4766, 3373, and 4699 are included in it, hence the exact area for plot no. 3323 cannot be ascertained. Likewise, in the case of Awadhesh Prasad, there are multiple plots for an area of 19.725 D, which is also not as per the area written in the Jama Bandi. For Bharat Bhushan, the Jama Bandi is for 0 D, while the CRR indicates 9.58 D of land for multiple plots; hence, the exact area for plot no. 3323 cannot be ascertained. For Ramesh Kumar, the Jama Bandi indicates 21.65 D of land, but the CRR shows 19.725 D of land for multiple plots; hence, the exact area for plot no. 3323 cannot be ascertained. These discrepancies need to be clarified, and rectified copies are required for the full parcel of land.
9. LPCs of the full parcel of land are required.
10. The deed of transfer of title of land has also not been made available. What has been submitted is a copy of the Kramik Khatiyani in the name of Herjhar Raut, which is in no way related to the landowners.
11. Schedule C of the Proforma of Sale Deed needs to be revised as per the proportionate percentage of instalments in accordance with the stages of construction. The Promoter has been demanding 40% of instalments up to ground floor casting, whereas the project is B+G+11.
12. Details of all the projects taken up by the Directors of the Company in other capacities, either individually 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 and the orders passed in such cases.
13. Partial financial documents have been submitted, which are also not placed at the proper location. Hence, documents such as the Audit Report,

Director's Report, Cash Flow Statement, Balance Sheet, Profit & Loss Statements, and Cash Flow Statements for both the partners, Astara Projects Pvt Ltd and Anand Dwelling Pvt Ltd, for the financial years 2021-22, 2022-23, and 2023-24 should be provided at one place.

14. Financial statements of the Promoter, Anand Astara Real Estate (JV), as it has been in existence since 2022.

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: 09/02/2026



Authorised Officer

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