



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,
Shastri Nagar Patna – 800023

Letter No: RERAP09052024213646-3/339

Date: 28/09/2026

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

From:

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

To,

Shri Zakiur Rahman, Partner,
A-One Life Construction.,
Office at: C-1/104 Farhan Enclave Samanpura Rajabazar Ashiyana Road
Near Passport Office, B.V College Shashtri Nagar Patna: 800014
Email Id: anzerjamil30@gmail.com
Contact No: 7294952121

Sub: Your Application RERAP09052024213646-3 for registration of Ahmad Residency Date: 28.05.2026 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 18.08.2026

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. Your land is situated in Nagar Parishad, Danapur Nizamat which is Municipal Area. In such case guideline sent by Secretary, Department Of Revenue And Land Reforms, Government Of Bihar vide letter number 2028 dated 01-08-2024 is relevant in which legal opinion expressed by learned Advocate General clearly mentions that in case of Shankar Mandal vrs Dy Collector reported in 1991(2) PLJR 426 Full Bench Of Patna High Court has held that unless there is notification under section 1(3) of Bihar Tenancy Act for excluding the area within the Municipal limits from operation of B.T. Act, the B.T. Act shall be applicable. In the present case provisions of Bihar Tenancy Act 1885 are applicable. Thus Promoter needs to submit Jamabandi, L.P.C. and Current Revenue Receipt issued by Anchal Office, Danapur. Khata Number, Plot Number and Area are clearly mentioned in Jamabandi, L.P.C. and Current Revenue Receipt whereas in Holding Tax Receipt Municipal Survey Plot Number is mentioned
2. Non submission of Registration certificate of the partnership firm issued by registrar of firm.



K. N. Rastogi
28/9

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: 28.09.2026

K. Sivastava
Authorised Officer 28/9/26

SEAL

