REAL ESTATE REGULATORY AUTHORITY, BIHAR
4TH /6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX, SHASTRI NAGAR PATNA – 800023

Letter No. **RERAP11192021214128-4/...445** Date: 20. 11.2026

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 Aditya Kumar Jha (Director),
Rajgharana Associates Private Limited,
Office at: Office No-157c, 3rd Floor,
Upadhyay Block, Near Laxmi Nagar,
Metro Gate No-4, New Delhi, East Delhi, Pin-110092
Email Id: rajgharanaassociates@gmail.com
Contact No: 9910347948.

Sub: Your Application **RERAP11192021214128-4** for registration of **Rajgharana Heights,** Date: **30-Sep-2026** and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 13.11.2026

You are hereby informed that your application for registration of the project, as above, is rejected for the reason that the following information and documents had not been furnished;

1. The promoter is required to submit the Directors? Report, Auditors? Report, and Cash Flow Statement for the financial years 2022?23, 2023?24, and 2024?25.

2. 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/OPC/LLP etc. (The proforma is attached in the query for reference).

3. As per the online application and the proforma of Agreement for Sale, Mr.Laxmi Narayan Kedia, Mr. Sujit Kumar Kedia, and Ms. Puja Bajoriya are mentioned as the landowners of the project. However, the promoter has not submitted any Development Agreement executed between the landowners and the promoter. Hence, the promoter is required to submit the duly executed Development Agreement between the aforesaid landowners and the promoter.

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4. The promoter is required to submit a clarification regarding the discrepancy in the total number of apartments, as the sanctioned map reflects 17 apartments, whereas the Share Distribution Affidavit-cum-Declaration mentions 20 apartments (10 for promoter and 10 for landowner). The promoter shall clarify the discrepancy and submit the requisite revised document.

5. Please submit online copy of jamabandi, current revenue receipt and Non encumbrance certificate in the name of respective landowners as mentioned in the development agreement for the project land.

6. During the scrutiny of permit letter and map it is found that Khata no. not mentioned in the permit letter as well as in the sanctioned Map. So, promoter is requested to clarify on this point.

You are required to submit online application afresh for registration of the above said 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: 20/11/2026
SEAL

Authorised Officer
20/11/26

REAL ESTATE REGULATORY AUTHORITY
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