



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Letter No: RERAP114201800263-7/ 856

Date: 8/10/2026

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,

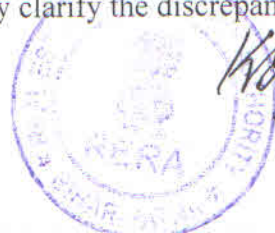
Shri Rohit Kumar
Shree Lok Nath Baba Homes Pvt Ltd
Address: C/O Kapil Dev Pd, Opp, Agrani Height Appartment,
Shivaji Chowk, Road No 4 Ramakrishna Nagar
Email Id: slnbhomes@gmail.com

Sub: Regarding rejection of Application RERAP114201800263-7 received for registration of Project-Lotus Date: 16.07.2026 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 18.09.2026

Sir,

You are hereby informed that Application RERAP114201800263-7 received for registration of the Project-Lotus, is rejected due to lack of furnishing of following information and documents;

- 1- Four Development Agreements have been executed covering a total land area of 125.155 decimals (D). However, the Jamabandis and Land Possession Certificates (LPCs) submitted pertain to only 100.371 D, leaving a deficiency of 24.774 D for which the requisite land ownership documents have not been furnished.
- 2- In respect of Shri Ranjan Singh, the landowner, the Jamabandi and LPC submitted cover only 18.373 D against 22.710 D of land included in the Development Agreement, resulting in a shortfall of 3.338 D. The Promoter may be directed to submit the Jamabandi and LPC for the remaining land.
- 3- In respect of Shri Chandan Kumar Singh and Smt. Madhavi Singh, the landowners, the Jamabandi and LPC submitted are deficient by 20.450 D against the total land area of 51.570 D covered under the Development Agreements. Further, the Jamabandi, CRR and LPC have been submitted only in the name of Shri Chandan Kumar Singh, whereas the name of Smt. Madhavi Singh, a party to the Development Agreements, is absent. Additionally, the LPC does not bear the date of issue. The Promoter may clarify the discrepancy and submit complete and valid land records.



- 4- As per the Permit Letter, Plot No. 255 is not included in the project land. However, the Jamabandi and LPC jointly show an area of 31.124 D for Plot Nos. 254 and 255 without indicating the individual area of each plot. The Promoter may submit a clarification along with a segregated area statement for the two plots.

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: 08 /10/2026

SEAL



K. Nivastan
Authorised Officer
08/10/26