



# 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: RERAP12162024170104-1 /1241

Date: 18/06/2025

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 Md. Shahrukh, Director,  
Besta Construction OPC Pvt. Ltd.,  
Office at: C/O Md Shahrukh 217/212,  
Muradpur Darji Tola, Ashok Rajpath,  
Patna- 800004, Bihar.  
Email Id: [bestaconstruction@gmail.com](mailto:bestaconstruction@gmail.com)  
Contact No: 9155873331

Sub: Your Application RERAP12162024170104-1 for registration of Besta Enclave Date: 01.04.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 08.05.2025.

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. The details of all three RERA Project Bank Account in the light of office order dated 20-12-2024 with the correct nomenclature as mentioned in it. The correct nomenclature of all three account are : (a) "Name of Promoter- Project name-RERA Master Account" [100%], (b) "Name of Promoter- Project name-RERA Project Account" [70%], (c) "Name of Promoter- Project name-RERA Promoter Account" [30%]. With an amendment fee of Rs.2000/- for correction of Bank Name and accounts number in application.
2. Details of the Real estate agent, Structure engineer, Architect, and contractor associated with the project, if any.



*K. Nivara*  
18/6

3. A revised draft of the agreement for sale in which clause A & Schedule C should be properly mentioned, as nothing is written in clause A, and the sum total of the percentage of the payment plan is 105%, which is not acceptable.
4. The details of immovable properties of MD SHAHRUKH and the company BESTA CONSTRUCTION OPC PVT LTD in the prescribed format.
5. Jamabandi, LPC, and CRR are almost one year old; current copies are required.
6. Certificate duly issued by CA that no advance has been taken against the present project proposed.
7. The company was incorporated in Sept 2021, reason to the non-submission of the financial documents of FY 22-23 and 24-25 of the company is required.
8. In the application, Height and coverage area are not mentioned. Hence, an amendment fee of Rs. 4000/- is required (Rs. 2000/- per amendment).

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: 18/06/2025

SEAL



*K. Prasad*  
18/6/25  
Authorised Officer