



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: RERAP15201800357-3/40

Date: 06/02/2026

From:

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

To,

Mr. SANTOSH KUMAR SINHA,
ASTERISK HOME PRIVATE LIMITED,
Add. 1 :- A/339, A.G. COLONY, ASHIYANA
NAGAR, PATNA - 800024
Add. 2 :- CHATURBHURJ COMPLEX,
BORING CANAL ROAD, Patna - 800001
Email id - mkkumanish3@gmail.com,
Mob no. 7004160311

Sub: Your Application RERAP15201800357-3 for registration of SRI RAM ENCLAVE Date: 17-11-2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 08-01-2026.

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. Provide Fire NOC as the height of the building is 15 metre. As per Bihar Building Bye-laws, buildings having a height of 15 mt. or more or having a ground coverage area more than 500 sq mts. Fire NOC is compulsory.

2. Provide copy of LPC of the project land (Not older than that of 2024-25). This should be issued in the name of the landowners with whom the development agreement was made and area of the land must be mentioned in it. - Not provided for whole partial of land. Provided only for 8.593 D of land on the name of Punam Kumari.

3. As per MCA portal there are two directors in the company Santosh Kumar Sinha & Sreshth Sinha, while detail of only one director Santosh Kumar Sinha is provided hence provide the documents like PAN, Aadhar etc of Sreshth Sinha along with a amendment fee of Rs 2,000/-



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4. In order to show the financial worth of the Promoter, which shall not be less than 10% 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/Proprietor. etc., as the case may be. and the directors/Partners/Proprietor. etc, as the case may be, along with the liabilities, separately, on Affidavit in the format, as prescribed by the Authority and attached as Annexure I of the office order no 401 dated 16.10.2025 (You may download the Annexure by clicking the link [https://rera.bihar.gov.in/images/lt%20.%201661%20dt.%2016.10.2025%20\(1\).PDF](https://rera.bihar.gov.in/images/lt%20.%201661%20dt.%2016.10.2025%20(1).PDF). provided for only one Director.

5. In order to comply decision of Authority vide O.O.- 115 dated 01-08-2023, an Affidavit in confirmation of the development agreement executed with landowners stating therein the Proportion of the Share of Promoter and landowner including the number of blocks/shops/flats/ plots/Parking spaces etc. in the project and which are exclusively available in the share of the Promoter and landowner for marketing and selling.

6. Submit revised form B in prescribed format and it must mention the names of the landowners and completion date in DD/MM/YYYY format.

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: 06/02/2026

SEAL



Authorised Officer