



# 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: 162/2024/ 736

Date: 13/11/2024

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 Rajesh Kumar, Director,  
Kula Developers Pvt. Ltd.,  
Office at: 101, Trishul Complex,  
Main Bailey Road, Khajpura,  
Patna- 800014, Bihar.  
Email Id: [helpdesk@kuladev.com](mailto:helpdesk@kuladev.com)

Sub: Your Application No RERAP158201800735-5 for registration of Kula Sapphire Date: 07.09.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 24.10.2024.

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 land-related documents for 3.52 Decimal parcel of land. As the submitted copy of the sanctioned Map indicates the area of plot is 2975.28 Sqm ~ 73.52 Decimal. However, land-related documents such as online copy of Jamabandi, LPC, Mutation, and CRR have been submitted only for 70 Decimal parcels of land. So, there is a shortfall of 3.52 Decimal (i.e. 1532.43 Sqft) in comparison to the land size mentioned in the sanctioned map.
2. A certificate from a Chartered accountant is required declaring that no advance/booking amount has been taken from the customers against the current project.
3. An affidavit, with the full details of movable and immovable properties of this concern along with details of such properties of its directors/ partners/ proprietor/ other entity.



4. The details of the registration fee paid with the date of deposit (As you have submitted the payment receipt without mentioning the date of deposit so, it could not be verified during the scrutiny of the file).

Place: Patna

Date: 13/11/2024

SEAL

  
13/11/24  
Authorised Officer

