



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: 223/2024 / 1117

Date: 25/03/2025

From:

The Real Estate Regulatory Authority,
4th & 6th 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 Baiely Road,
Khajpura, Patna- 800014, Bihar.
Email Id: helpdesk@kuladev.com

Sub: Your Application RERAP158201800735-6 for registration of Kula Sapphire Date: 18.11.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 20.03.2025.

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:

- 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 :
 - "Name of Promoter- Project name-RERA Master Account" [100%],
 - "Name of Promoter- Project name-RERA Project Account" [70%],
 - "Name of Promoter- Project name-RERA Promoter Account" [30%].
- 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 [Directors and company both]. [format available on the website].



3. Current LPC [Financial year 24-25] for the whole parcel of land in the name of respective landowner as mentioned in the development agreement.
4. Sanctioned Map indicates the area of plot is 2975.28 Sqm ~ 73.53 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 3.53 Decimal in comparison to the land size mentioned in the sanctioned map. Therefore the promoter is directed to submit the land-related documents for 3.53 Decimal of land.

Place: Patna

Date: 25/03/2025

SEAL



K. S. Prasad
Authorised Officer
25/3/25