



# 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: RERAP2311201700015-118 /1282

Date: 23/06/2025

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 Dinesh Kumar Tiwari, Director,  
Technoculture Building Centre Private Limited,  
Office at: 417 & 419, 4th floor, Ashiana Towers,  
Exhibition Road, Patna- 800001, Bihar.  
Email Id: [advravisankarphc@gmail.com](mailto:advravisankarphc@gmail.com)  
Contact No: 9386256145

Sub: Your Application RERAP2311201700015-118 for registration of Anant Enclave Date: 28.03.2025 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. A legible copy of all the sheets of the sanctioned map. (Site Plan and Building plan along with plan of two elevations, front and side with sections and floor plans etc.).
2. The statement of all the three accounts which should be opened in the name of the project as per the SoP issued on 20/12/2024. And the name of the account contains name of the promoter and name of the project and name of the account along with A/c No. in the following format: E.g.- a) Name of the Promoter- Project name- RERA Master Account, b) Name of the Promoter- Project name- RERA Project Account, c) Name of the Promoter- Project name- RERA Promoter Account.



*K. N. V. Rao*  
23/6

3. A certificate from a Chartered accountant is required declaring that no advance/booking amount has been taken from the customers against the current project (Provide certificate should clearly declaring that no advance booking amount has been taken from the customers against the current project ever without referring any period. The promoter has mentioned period in FYs, this limits the scope).
4. Declaration and amended copy of Schedule B. As the submitted proforma of Agreement for sale indicates that Schedule B is not applicable for the Plot, whereas, the project is for the development of Bungalows/ Duplex . So, in this case, promoter needs to mention that they will provide the map of Duplex at the time of execution of Agreement.
5. An affidavit, with the full details of immovable properties in the name of Dinesh Kumar Tiwary and company in a prescribed format.
6. Current online copy of Jamabandi, CRR and current Non-Encumbrance certificate for whole parcel of land (As the submitted copy of Jamabandi, CRR and NEC issued in the year of Sept, 2023)
7. A statement of asset and liabilities showing net worth of the company and the director Dinesh Kumar Tiwary that should be duly certified by Chartered Accountant (CA).
8. A certificate from a Chartered accountant declaring that no advance booking amount has been taken from the customers against the current project duly signed by the promoter and countersigned by CA
9. Details of the source (Details of person/entities) of initial funding of the project equivalent to at least 10 percent of the total development cost of the project along with statement of asset and liabilities showing net worth of the promoter entity duly certified by CA: Comment: Not Ok , The promoter has submitted the Net-worth certificate of Vinay Kumar Tiwary and Shushma Kumari of Rs 2073.63 lakh, and this amount is enough to cover the initial 10% of the estimated development cost of the project (Rs 200.00 lakh). But the details of assets and liabilities in the name of company and Dinesh Kumar Tiwary are not submitted.
10. Authorization letter of the Person Sri Vijyendra Nath Tiwari who has signed the sale deed has not been submitted along with the Minutes of the Board of Directors wherein Sri Tiwari has duly been authorized.

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: 23/06/2025

SEAL



*K. Nivastan*  
Authorised Officer  
23/06/25