



# 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: 227/2024/ 843

Date: 10.02.2025

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 Saroj Bala, Director,  
Lovely Rani Constructions Pvt. Ltd.,  
Office at: 301, Rajkrishna Apartment,  
East Boring Canal Road,  
Patna- 800001, Bihar.  
Email Id: [lovelyraniconstruction@gmail.com](mailto:lovelyraniconstruction@gmail.com)

Sub: Your Application RERAP239201800892-3 for registration of Deobaij Pearl Heights Date: 02.12.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 16.01.2025.

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. An online copy of Jamabandi, Current revenue receipt and current LPC in the name of the landowner who has executed the development agreement with the promoter.
2. A copy of the sale deed for whole parcels of land.
3. The promoter needs to provide an affidavit, with the full details of immovable properties of the firm and the directors/ partners/ proprietor/ other entity in a prescribed format.
4. A certificate from a Chartered accountant is required declaring that no advance/booking amount has been taken from the customers against the current project.
5. The Promoter is directed to submit the details of all the projects taken up by the directors of the company in other capacities, either as an individual or as part of other entities, during



- the last five years along with the details of cases filed in the projects as mentioned by the promoter.
6. A statement of assets and liabilities of the Directors of the Promoter's entity as of the date of submitting the application, duly certified by the Chartered Accountant CA, to show the financial worth of the promoter to meet at least ten percent (Rs 320 lakh) of the estimated development cost of the project (Rs 3200.00 lakh) to take up the initial cost of the project (As the submitted copy indicates only 166.16 lakh).
  7. A revised copy of Form B in which the date of completion should be mentioned indated format (dd/mm/yyyy).
  8. A copy of proforma of allotment letter which contain the column for parking spaces and date of completion.
  9. A revised proforma of agreement for sale, in which Block-wise Payment plan (i.e. Schedule C), should be mentioned as per the stages of construction.
  10. A copy of memorandum of a division of share between Promoter and landowner available for marketing and selling on Affidavit cum declaration in prescribed format duly signed by Promoter and Land Owner in the light of O.O No.-115 date: 01/08/2023 available on RERA portal) that came into force for those application filed henceforth i.e. from 1st August 2023 (As the submitted one doesn't contain the signature of all the landowner on the prescribed format).

Place: Patna

Date: 10.02.2025

SEAL

  
Authorised Officer

