



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: RERAP257201800655-3/ 258

Date: 29/07/2026

From:

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

To,

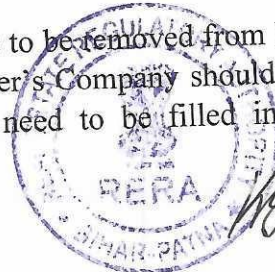
To,
Ms. Suchitra Devi
Virat Homes Infra Pvt.Ltd
Project name : B K RESIDENCY
Address: flat no 301, 3rd floor sona centre, saguna more, danapur, patna
Email Id: savitrisadandevloper@gmail.com

Sub: Regarding rejection of Application RERAP257201800655-3 received for registration of Project- B K RESIDENCY Date: 28.04.2026 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 30.06.2026

Sir,

You are hereby informed that Application RERAP257201800655-3 received for registration of the Project-B K RESIDENCY, is rejected due to lack of furnishing of following information and documents;

- 1- Jama Bandis, CRRs and LPCs submitted of the landowners Sri Sanjay k Roy and Sri Ranjay K Roy are in the joint name of Fagu Prasad Roy, Damodar Prasad Roy and Dev Prasad Roy, currently issued Jama Bandis, CRRs and LPCs need to be submitted on the name of Sri Sanjay k Roy and Sri Ranjay K Roy for the given parcel of land.
- 2- In case of landowners Shri Rajesh Kumar, Shri Niraj Kumar, Shri Dhiraj Kumar, and Shri Pankaj Kumar, currently issued Jama Bandi has been submitted but no LPC submitted, CRR submitted is old, currently issued LPC and CRR are required Shri Rajesh Kumar, Shri Niraj Kumar, Shri Dhiraj Kumar, and Shri Pankaj Kumar.
- 3- NEC submitted was issued more than 8 months back, currently issued NEC of whole parcel of land is required.
- 4- Name of Sri Diwakar Kumar needs to be removed from Memorandum of division of share and only name of Promoter's Company should remain there, it needs to be revised. Date and place also need to be filled in. Revised copy of Joint



Affidavit is required (Though the share distribution among landowners is lopsided in fraction and since all the landowners have signed it is ignored).

- 5- There is deficiency in the Bank accounts as the Project Account has been designated for 30% of the funds instead of the prescribed 70%, while the Promoter Account has been designated for 70% of the funds instead of 30%. Also, the Collection Account should be appropriately nomenclature as the Master Account

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: 29/07/2026

SEAL


Authorized Officer

