



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: RERAP291201800136-5/51

Date: 16/02/2026

From:

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

To,

Shri Niraj Kumar, Partner,
Aditya Niwas Developers & Colonizers,
Office at: Gauri Dev Residency, Near RPS Engineering College,
Khagaul Road, Patna- 800001, Bihar.
Email Id: neerajadityaniwas@rediffmail.com
Contact No: 9334125027

Sub: Your Application RERAP291201800136-5 for registration of Chhabil Chandra Enclave Date: 19.06.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 08.01.2026.

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. Copy of the Bye-laws of "Rajiv Nagar Sahkari Grih Nirman Sahayog, clearly showing provisions, if any, permitting the Society to authorize multi-storied/apartment construction.
2. Approval from the Registrar, Cooperative Societies, expressly permitting conversion of the allotted land from its use for construction of a residential house to a multi-storied apartment.
3. Copies of any amendment or supplementary deed modifying the conditions of the original Sale Deed (1982), if such deeds have been executed.

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: 16/02/2026
SEAL



Niraj Kumar
Authorised Officer 16/2/26