



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: RERAP304201800352-7 /125

Date:

From:

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

To,

Shri Sanjay Kumar, Director,
Asta Homes Pvt. Ltd.,
Office at: DN Market, Bailay Road, Near Jagdeo Path More
Ps- Gardanibagh, Patna, Bihar, India - 800014.
Email Id: er.ramjisingh1968@gmail.com
Contact No: 9431663710

Sub: Your Application **RERAP304201800352-7** for registration of Prabha Enclave Date: 25-11-2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 26-02-2025.

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. The LPC, CRR, and Jamabandi pertaining to the land are presently recorded in the name of Mrs. Sneha Prabha Sinha (27-D). whereas Development Agreement has been executed between Mr. Sailesh Pankaj and the promoter. Accordingly, the promoter is required to submit development agreement signed by the landowner i.e. Sneha Prabha Sinha because as per the power of attorney, Sri Shailesh Pankaj has been given right to sell the property and hence his right is limited for this purpose only. He has not been authorised to enter into a development agreement with a third party.

2. The share distribution certificate too needs to be signed by the landowner as it has been signed by Shailesh Pankaj.

3. Also, to minimise chances of legal dispute arising out of the right over land in future, you had been asked to submit the family tree, duly issued by a competent authority, to find out the possible legal heirs of the land and if there are other members, an NOC from them in the form of affidavit that they have no problem if special rights are given to Sri Shailesh Pankaj with regard to land through power of attorney.



W. S. Nivartan Page 1 of 2
7/4

You are required to submit online application afresh after rectifying the deficiencies 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: 07/04/2026

K. S. Vastava
Authorised Officer 7/4/26



SEAL