



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: RERAP82201800153-4 / 79

Date: 05/03/2026

From:

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

To,

Shri Rajnish Kumar Singh, Director,
Legend Ashoka Housing Pvt. Ltd.,
Office at: Vikash Nagar, Dighi Kala,
West Hajipur, Vaishai- 844101, Bihar.
Email Id: Legendashoka41@gmail.com

Sub: Your Application RERAP82201800153-4 for registration of R K Complex Date: 24.08.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 16.02.2026.

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. An explanation regarding Balance Sheet of FY 2023-24, there is advance from customers in note 9 (Current Liabilities).
2. A CA certificate stating that no advance has been taken from the customer. (The submitted documents state only for 3 accounts, which are not operational.)-
3. In order to comply decision of Authority vide O.O.- 115 dated 01-08-2023, an Affidavit in confirmation of the development agreement executed with landowners stating therein the Proportion of the Share of Promoter and landowner including the number of blocks/shops/flats/ plots/Parking spaces etc. in the project and which are exclusively available in the share of the Promoter and landowner for marketing and selling. (Submitted but there are 3 landowners namely shri Thakur Raj Kishore Sharma, shri Amresh Kumar, shri Sanjay Kumar but the share is not proportional as no development agreement has been submitted also the parking distribution is not proportional to flats/shops)
4. Details of encumbrance on the land on which development of project is proposed including details of any right, title interest, dues, litigation and name of party in or over such land or non-encumbrance certificate through an advocate having experience of at least ten years from the revenue authority not



Handwritten signature and date: 05/3/26

below the rank of Circle Inspector, as the case may be Whether non-encumbrance is available Or Non-Encumbrance certificate issued by concerned Sub-Registrar office reflecting area of land, Plot details with Khata no., Plot no., Certificate needs to be currently issued. {Rule 3(1)(e)}.

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: 05/03/2026
SEAL




05/03/26
Authorized Officer