



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: 08/2024 /316

Date: 10/06/2024

From:

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

To,
Shri Anup Kumar Mishra, Director,
Royal Premium Developers,
Office at: Usha Complex, 1st Floor,
Main Road, Kankarbagh, Patna- 800023,
Bihar.
Email id: royalpremiumdevelopers@yahoo.in
Contact No: 9334906428

Sub: Your Application No. RERAP85201800379_025, for registration of Royal Sidharth Residency,
Date: 09.10.2023 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and
Development) Act, 2016 held on 18.04.2024.

Sir,

You are hereby informed that your application for registration of the project, as above, is rejected for the reasons that following information and documents have not been furnished;

1. Current revenue receipt of 14.160 Decimal of land in the name of Sri Vishwa Prakash & Varsha Singh. As you have submitted the Current revenue receipt for 12.5 decimal of land in the name of Mr. Vishwa Prakash only.
2. Online copy of Jamabandi in the name of present land owners.
3. Clarification on the major discrepancy in the areas with concrete evidence as there is a major discrepancy in the land document in comparison to the land area of the sanctioned map which is shown in the table below.



[Handwritten signature]

Area as per sanctioned map.	Area as per development agreement.	Area as per land deed.	Area mentioned in CRR.	Area Mentioned in NEC	Mutation	Online Jamabandi.
6164.91 Sqft. Or 572.947 Sqm Or 14.160 D	6164.91 Sqft. Or 572.947 Sqm. Or 14.160 D	4 katha. As per absolute sale deed submitted by you 1 katha = 1361 sqft. i.e. 5444 sqft. Or 505.94 Sqm. 12.50 decimal	CRR submitted in the name of Mr. Sri Vishwa Prakash For 12.50 D.	14.155 D	Mutation order in the name of Mr. Vishwa Prakash and Varsh Singh is submitted for 4 katha i.e. 12.508 D	Not submitted.

The development agreement indicates a land area of 6164.91 Sqft i.e.~14.155 Decimal.

The land deed in the name of Late Pranpati Devi W/o Akhilesh Pratap Singh made available indicates a land area of 4 katha and specifically written in it that 01 Katha is equal to 1361 decimal. Also, a declaration on affidavit sworn by their father Late Akhilesh Pratap Singh after his demise indicates that out of his four sons, he has assigned 2 katha each to Sri Vishwa Prakash and Varsh Singh w/o late Vimal Singh indicates the total land area of 4 katha and one katha is equal to 1361 Sqft. The mutation order available is for 4 katha (no sqft written) On the basis of the land deed area available on 4 Katha is 5444 Sqft @ 1361 sqft per Katha which is equal to 505.94 Sqm (12.50 D) which is much lesser by 720 Sqm than the area indicated in the development agreement. Moreover considering the area of the land deed, it does not fulfill the requirement of land as per the map that should be 6164 Sqft (572.94 Sqm).

Place: Patna

Date: 10/06/2024

Ashwika
10/06/24
Authorised Officer

SEAL

