

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No.25/2023/ 143

Dated-06.04.2023

From:

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

To,

Smt. Pream Kumari Singh,
Pari Construction and Developer,
Office at: Jora Talab, Bari Badalpura,
Khagaul, Danapur, Patna- 801105,
Bihar.
Email Id: kumarranipihuprachi@gmail.com



Sub: Your Application No. RERAP01112019114746-4, for registration of A. R. Green City, Dated: 15.02.2022 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 03.04.2023.

Sir,

You are hereby informed that your application for registration of the project, as above, is rejected for the reasons set out as:

- A. ITR details of the Directors for the FY 2019-20, 2020-21 & 2021-22.
- B. Cash Flow Statement (With Details of Inventory and Work in Progress, Sundry Debtors, Sundry Creditors etc.) for the FY 2019-20, 2020-21, 2021-22.
- C. Authenticated Copy of PAN & AADHAR for both of the Promoters.
- D. Bank account in the name of project.
- E. Payment of registration fees of Rs.13,579/- is required to deposit in RERA A/c as there is mismatch in the payment details as the sanctioned map clearly depicts the project as a mix development (11 Shops in Block A –Ground floor) and the registration fees would be applicable as a Mix Development fees.
- F. The details as required under section 4(2)b of RERA act i.e a brief details of the projects launched by him in the past 5 years:- (d) Details of cases pending if any. (f) Payment pending if any.
- G. As per section 4 (2) (j) of RERA Act, it is essential to give the name and addresses of the real estate agent, if any, for the proposed project

- H. As per section 4 (2) (k) of RERA Act, it is essential to give the name and addresses of the Contractors, structural engineer, if any and other persons concerned with the development of the proposed project.
- I. Conveyance Deed (The provided documents is just a declaration)
- J. An affidavit from the promoter declaring that no any advance/receipt has been taken from the customers against the current project.
- K. Promoter also needs to submit the details of all the projects taken up by the Directors/Promoters of the Promoter's entities in other capacities, either individually or as part of other entities, during the last five years along with details of cases filed against the projects if any under the provision of Section 4 (2) (b) read with Rule 3(1) (g) of the Bihar RERA Rules.
- L. Brochure/draft of brochure for the proposed project space in it to be left for mentioning registration number.
- M. Affidavit stating therein the Proportion of the Share of Promoter and landowners including the number of blocks / shops / flats / plots / etc. in the project and which are exclusively available in the share of the Promoter for marketing and selling.
- N. Non-Encumbrance Certificate in accordance with the Land Deed provided for the proposed project. (Accordance to the land area required for the project)
- O. Current LPC for the proposed Project. (Accordance to the land area required for the project).
- P. Current Revenue Receipt for the proposed project. (Accordance to the land area required for the project).
- Q. Mutation/Jambandi is required for the proposed project. (Accordance to the land area required for the project).
- R. Water supply, Sewage Drainage system and Solid Waste management & Disposal should be in the scope of promoter while in the application it is written that it would be done by local authority so an amendment fees of 3000 is required to amend these details in the website.

Your application has been rejected due to the reason set out as above mentioned.

Place: Patna

Date:-06.04.2023

[Signature]
06/04/23.
A
Authorised Officer

SEAL

