



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: RERAP02232021105610-2/1245

Date: 18/06/2025

From:

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

To,

Shri Chandra Bhushan Kumkar, Director,
Swarn Shilpi Buildtech Pvt. Ltd.,
Office at: H. No. 22/122, Ray Bahadur Sukhraj Ray Path,
Bhagalpur – 812001, Bihar.
Email Id: ssbpvtltdbhagalpur@gmail.com
Contact No: 9709700358

Sub: Your Application RERAP02232021105610-2 for registration of Anant Enclave Date: 28.04.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 12.06.2025.

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 online copies of the Jamabandi, LPC, and CRR for the remaining 4.14 decimals of land in the names of both landowners, Sri Pankaj Pathak and Usha Devi. As you have already submitted the documents for 8.27 decimals in the name of Sri Pankaj Pathak only. However, since the development agreement has been executed for a total of 12.42 decimals in the names of both Sri Pankaj Pathak and Usha Devi, it is necessary to submit the Jamabandi reflecting ownership by both individuals.
2. Current NEC (not older than 6 month) for whole parcel of land on which the said project is to be constructed.



K. N. Vartao
18/6

3. The details of all three RERA Project Bank Account in the light of office order dated 20-12-2024 with the correct nomenclature as mentioned in it. The correct nomenclature of all three account are : (a) "Name of Promoter- Project name- RERA Master Account" [100%], (b) "Name of Promoter- Project name-RERA Project Account" [70%], (c) "Name of Promoter- Project name-RERA Promoter Account" [30%].
4. A certificate from a Chartered accountant declaring that no advance booking amount has been taken from the customers against the current project duly signed by the promoter and countersigned by CA .
5. Net worth certificate of the company and all the directors of the company in which the value of the immovable properties/fixed assets should be same as mentioned in the affidavit of immovable properties submitted by you.
6. Details of immovable properties (in the prescribed format) of the company and all the directors of the company in which the value of the immovable properties/fixed assets should be same as mentioned in the CA net worth certificate submitted by you.
7. Revised copy of memorandum of a division of share in which nomenclature of the parking space (For example: P-01, P-02, P-03 or any other nomenclature) in Promoter and landowner share should be clearly mentioned on Affidavit cum declaration in prescribed format duly signed by Promoter and Land Owner.
8. Details of Real estate Agent, Structure engineer and contractor associated with the project.
9. Scanned copy of the Pan card of the company.
10. In the online application, the total no. of flats are 20 mentioned in the column of the building details. Whereas as per sanctioned map and share distribution, the total no of the flats are 19. Hence a correction fee of Rs. 2000/- is required for the correction in the building details.
11. In Agreement for sale, the schedule 'D' is meant for specifications, amenities, facilities (which are part of the apartment/plot) while Schedule 'E'- specifications, amenities, facilities (which are part of the project), Promoter has mentioned specifications of Apartment in Schedule E, it should incorporate in in regarding facility of solid waste management, sewage system, transformers, internal road system etc. may be mentioned
12. Revised copy of share distribution and it should indicate the share of each land lord separately, besides parking with serial numbers as in the submitted one the share of all the landowners are mentioned in the same affidavit.
13. In the application height and coverage area are not mentioned, promoter needs to mention it, for amendments Rs.2000/ are required along with the information with regard to height and Coverage Area.

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: 18/06/2025

SEAL



K. Srivastava
Authorised Officer
18/6/25