

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: 14/2024/198

Date: 24/04/2024

From:

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

To,

Shri Nilesh Kumar Sinha, Director,
Om Constructions,
Office at: Khagaul Road, Danapur,
Patna- 801503, Bihar.
Email id: neelgeetshree@gmail.com

Sub: Your Application No. RERAP03152019122418_005, for registration of RERAP03152019122418_005, Date: 23/01/2024 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. The retention bank account details along with Bank Passbook/Bank Statement/Cancelled Cheque (As you have uploaded current account in the application form submitted for RERA's registration).
2. Details such as Contact no., Address, Scanned copy of Aadhar card and Pan card of Sri NILESH KUMAR SINHA along with amendment fee of Rs.1000/-.
3. GSTIN certificate, registration certificate of the firm "OM CONSTRUCTIONS".
4. Financial status such as Auditor's report and Notes/schedule of account, P&L statement, balance sheet and Cash Flow Statement for financial years 2020-21, 2021-22 & 2022-23 which should be certified by the Chartered Accountant as per rule 3 (1) (b) of Bihar Real Estate (Regulation and Development) Rules, 2017.
5. As per sanctioned map/ permit letter indicates that this is mixed project and area of the plot is less than 1000 sq.m., so the rate for registration of the project is Rs.10/- per sq.m.. So the fee required for registration of the project is Rs.8926.1, but you have paid only Rs.4463.05/-, so pay an amount of Rs.4463.05/- for registration of the project.
6. Fresh statement of assets and liabilities of the Directors /Partners/Proprietor of the Promoter's entity as of the date of submitting the application, duly certified by the Chartered Accountant CA, to show the financial worth of the promoter to meet at least ten percent (Rs 60 lakh) of the estimated development cost of the project (Rs.600 lakh) to take up the initial cost of the project.
7. The details of all the projects taken up by the directors of the company in other capacities, either as an individual or as part of other entities, during the last five years along with the details of cases filed in the projects as mentioned by the promoter.
8. Copy of Proforma of Conveyance Deed.

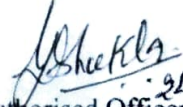


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- As per RERA office order no.-115, dated-01.08.2023 an Affidavit stating therein the Proportion of the Share of Promoter and Landowner including the number of blocks/shops/flats/plots/ etc. in the project and which are exclusively available in the Share of the Promoter and landowner for marketing and selling.
10. Clarification regarding land deed in the name of Sri Dilip Kumar for land area 6.25 D. (As you have submitted four land deeds, out of which one land deed is on the name of Sri Maleshwar Prasad for land area of 6.25 D on khata no-192/195 and Plot no.-636, but he has not executed development agreement)
 11. LPC for whole Parcel of Land and copy of mutation and CRR for land area of 5 D on the name of Sri Vinod Kr. Sinha (As per submitted land deed it indicates that Sri Vinod Kumar Sinha has purchased 10 D of land, but you have submitted mutation and CRR only for 5 D of land).
 12. Mutation Order/Sudhdhi Patra for whole Parcel of Land.

Place: Patna
Date: 24/04/2024


24/4/24
Authorised Officer

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