



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: RERAP06052024120321-3 / 1879

Date: 17/02/2025

From:

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

To,

Shri Md. Wasim, Director,
Fourbrothers Developers Pvt. Ltd.,
Office at: Office No- 301, Fazal Imam Complex,
Beside Central Mall, Frazer Road, Patna- 800001, Bihar.
Email Id: mohsinshaik125@gmail.com

Sub: Your Application RERAP06052024120321-3 for registration of Brothers Society Date: 10.12.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 30.01.2025.

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. Development of Project Agreement deed and the DEED OF AGREEMENT FOR SALE also lapsed. As DEED OF AGREEMENT FOR SALE which was executed between the Promoter and Land Owners- Sri Nathuni Mahto, Sri Ram Awadhesh Prasad, Sri Binod Kumar and Sri Anup Prasad, Village Kanpa, Patna. This agreement is valid for 11 months from 10.05.2023. The period of agreement exceed the limit as mentioned in the agreement deed. In this agreement deed there is no information mentioned regarding construction of road, sewerage or electricity supply .This deed is not a Development Agreement of the Project.
2. Mutation, sale deed for remaining 53.17 D & only partly submitted sale deed for 32.5 D, Jamabandi, LPC, current year LPC & in the submitted old LPC Plot no. &



Signature
Page 1 of 3
17/02/25

plot area was wrongly written as 0, current year revenue receipt & in the submitted old CRR Plot no. & plot area was wrongly written as 0, NEC, Development Agreement- Not submitted any Development agreement & only provided a Deed of Agreement for sale (Bai byana) for total Plot area of 85.625 D i.e. 0.045 D less than Total plot area as per application/sanctioned map of 85.67 D.

3. Auditors Report 3 AC 3CB 3CD and Directors Report for the FY 2022-23 & 2023-24.
4. Balance Sheet with Notes for the FY 2022-23 & 2023-24.
5. Cash Flow Statement of FY 2022-23 & 2023-24.
6. Profit and loss Statement of FY 2022-23 & 2023-24.
7. The photograph's of both directors.
8. All the appointments/cessation of directors associated with this company. As the registration certificate shows that there are 2 directors in the company who are Mohammad Khalid and Mohammad Wasim but on MCA Portal it shows that there are 4 directors namely - Mohammad Wasim, Khursid kuraishi, Mohammad mohsin and Rafia Ashrafee , Therefore you are requested to kindly submit
9. An affidavit stating that they will construct the road system within the campus of project development.
10. An affidavit stating that they would install the electricity supply transformer in own capacity.
11. Proforma of Agreement for Sale With All Schedules. As Landowners name with land details in clause A, project name in clause B, Schedule D and Schedule E has not been mentioned.
12. Details of the source (Details of person/entities) of initial funding of the project equivalent to at least 10 percent of the total development cost of the project along with statement of asset and liabilities showing net worth of the promoter entity duly certified by CA.
13. Details of all the projects taken up by the Directors of the Company in other capacities, either 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 and orders passed in the cases.
14. Fresh Form B. As submitted the landowners name in paragraph 1 has not been mentioned.
15. 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.
16. Affidavit stating therein the proportion.
17. As per the Rule 13 (d) Bihar RERA/Gen. Regulations/2024, The promoter shall furnish on affidavit, with the full details of immovable properties of the firm along with details of such properties of its directors/ partners/proprietor/ other entity, as the case may be.
18. Architecture Design Standards Used.
19. Type Construction Technology.
20. Earthquake Resistant Measures.
21. Project Start Date. As Wrong Project start date was mentioned in online application, because as per Notice of Commencement the project commencement date is 28/10/2024.



Kishor Kumar
17/12/25

22. Notice of Commencement in form X. Notice of Commencement duly stamped by the Competent Authority- Zila Parishad Patna & the provided document was only stamped by District Engineer, Zila Parishad Patna, so it seems ambiguous.
23. Legible copy of full set of Sanctioned maps & also the submitted map was not duly stamped by the Competent Authority- Zila Parishad Patna.
24. Permit letter duly stamped by the Competent Authority- Zila Parishad Patna & the provided document was only stamped by District Engineer, Zila Parishad Patna.
25. Details of Architect, Agent (if any) & Contractor (if any).

Place: Patna

Date: 17/02/2025

SEAL

K. Srivastava
Authorised Officer
17/2/25

