



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: 115/2024 /553

Date: 29/08/2024

From:

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

To,

Shri Rabi Shankar Prasad Singh, Partner,
Shakti Construction and Developer,
Office at: 4th Floor, Bindyavasini Complex,
R K Bhattacharya Road,
Patna- 800001, Bihar.
Email Id: rspsingh1955@gmail.com

Sub: Your Application No RERAP06092024184946-1 for registration of Shakti Villa, Date: 20.06.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 22.07.2024.

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. A copy permit letter which has been duly stamped and signed by the concerned competent authority.
2. Notice of Commencement in Form-X of Bihar Building Bye-Laws, 2022 duly stamped by the competent Authority.
3. A legible copy of the sale deed/Khatian for 53.13 Decimal parcels of land (As you have submitted but the copies are blurred).
4. An additional copy of the development agreement for 42.2 Decimal of land is required as the total plot area in the sanctioned map is mentioned as 2149.9 Sqm i.e. 53.13 Decimal while the copy of the development agreement is submitted only for 10.93 Decimal. So, there is a shortfall of 42.2 Decimal of development agreement.

5. A current copy of Jamabandi, current revenue receipt, LPC, and Mutation (Correction slip), in the landowner's name for 53.13 Decimal parcels of land (As you have submitted for 48.47 Decimal but those copies are old and not legible).
6. A current copy of NEC for 53.13 Decimal parcels of land (you have submitted but that is issued on more than a year ago).
7. The Promoter is directed to submit 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. An individual certificate for three Block A, B & C from a Chartered accountant is required declaring that no advance/booking amount has been taken from the customers against the current project "SHAKTI VILLA".
9. Name of real estate agent, Structural engineer, and contractor, if any.
10. A statement of assets and liabilities of the Directors 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 70.00 lakh) of the estimated development cost of the project (Rs 700.00 lakh) to take up the initial cost of the project.
11. Notes/schedule of account, Cash flow, Profit & loss statement, balance sheet, Auditor's report, and director's report for the preceding three financial years, which should be certified by the concerned CA as per rule 3 (1) (b) of Bihar Real Estate (Regulation and Development) Rules, 2017.
12. A proforma of agreement for sale which must be as per Bihar RERA Rule 8, with all schedules duly filled in Viz A, B, C, D & E schedules along with CIN No., PAN No. & Aadhar no. of the promoter mentioned in the preliminary portion, Land Details with the name of landowners in Clause "A", Name of Project in "Clause B" and in Schedule "C" booking amount must not be more than 10% as well as in Schedule C payment plan for individually for Block A, B & C, must be proportional as per the stages of construction.
13. Scanned copy of PAN & Aadhar card of all the partners of the firm "Shakti Construction And Developer"
14. Memorandum of a division of share between Promoter and landowner available for marketing and selling on Affidavit cum declaration in prescribed format duly signed by Promoter and Land Owner in the light of O.O No.-115 date: 01/08/2023 available on RERA portal) that came into force for those applications filed henceforth i.e. from 1st August 2023.

Place: Patna

Date: 29/08/2024

SEAL


29/8/24
Authorised Officer