



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. **RERAP06182019184906-8/.260**

Date: 30.07.2026

From:

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

To,

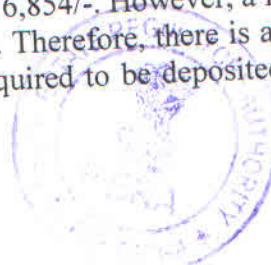
Sri Mohammad Shahnwaz Kousar, (Partner)
Peace S Square Buildtech,
Ground Floor, Ummehani Enclave, Haroon Nagar,
Sector-1, Masjid Lane, Phulwari Sharif, Patna, Bihar,
Pin-801505
Email Id: peacesquarebuildtech@gmail.com

Sub: Your Application **RERAP06182019184906-8** for registration of **Tabassum Residency 2 And 3**, Date: 23-May-2026 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 15.07.2026

Sir,

You are hereby informed that your application for registration of the project, as above, is rejected for the reason that the following information and documents had not been furnished;

1. Please submit all legible sheets of the sanctioned map of the project, as the copy submitted is blurred and only one sheet has been provided. Further, the submitted sheet does not contain the floor plan of the project. Therefore, complete and clearly visible sanctioned map sheets, including the floor plan, are required to be submitted.
2. There are two buildings/blocks in the project; however, the promoter has opened two separate sets of bank accounts for each block/building, which is not acceptable, as both blocks form part of a single project. Therefore, a single set of RERA bank accounts is required to be maintained for the entire project in accordance with the Bank SOP dated 20.12.2024. Further, the nomenclature of the bank accounts is not in conformity with the prescribed Bank SOP. Accordingly, the promoter is required to submit the details of the bank accounts with the correct nomenclature as follows: PEACE S SQUARE BUILDTECH TABASSUM RESIDENCY 2 AND 3 RERA Master Account [100%], and similarly, PEACE S SQUARE BUILDTECH TABASSUM RESIDENCY 2 AND 3 RERA Project Account [70%] and PEACE S SQUARE BUILDTECH TABASSUM RESIDENCY 2 AND 3 RERA Promoter Account [30%].
3. The plot area of the project is 1685.40 sq. m. and the applicable registration fee rate is Rs. 10 per sq. m., which amounts to Rs. 16,854/-. However, a fee of Rs. 16,228.60 has been paid through the online application. Therefore, there is a shortfall of Rs. 625.40 towards the registration fee, which is required to be deposited in the Authority bank account.



K. Nivartan
30/7/26

4. Provide 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. Please submit the details of immovable properties held by both the partners and immovable properties in the name of the firm along with liabilities thereon in the attached format. Further, the sum total of the financial worth of all the partners and the firm should not be less than 10% of the estimated development cost of the project.
6. Please provide brief details of the projects launched by the promoter during the past five years, including: (a) whether the projects have already been completed or are under development; (b) the current status of the said projects; (c) details of any delay in completion; (d) details of cases pending, if any; (e) details regarding the type of land; and (f) details of any pending payments.
7. Provide details of all the projects taken up by the Directors of the Company in other capacities, either individually 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.
8. Provide details of the real estate agent, Structural engineer, architect and contractor associated with the project if any.
9. Please submit a Proforma of Agreement for Sale as per the provisions of the RERA Act and Rules, ensuring that the name of the landowner(s) is properly mentioned in Clause A, the name of the project is correctly mentioned in Clause B, and the Payment Plan (Schedule C) as well as Schedule E are duly and properly incorporated.
10. Please submit an affidavit regarding the memorandum of division of shares, duly signed by all the landowners as per the Development Agreement. Further, the nomenclature of the parking spaces, as adopted in the case of flats, should be properly mentioned landowner-wise in a single affidavit. The format of the affidavit has been attached for your reference.
11. Provide NOC from the Bihar state fire officer as the ground coverage area of the buildings is more than 500 Sqm.
12. An amendment fee of Rs. 2,000/- is required for changing the selection in the Solid Waste Management and Disposal field from Local Authority to Self Development, as the same is proposed to be undertaken within the premises of the project.
13. Please submit the Development Agreement executed in the name of Basharat Karim for 3.550 D, along with the current revenue receipt, land possession certificate, and online copy of the Jamabandi for the same.
14. Please submit the Land Possession Certificate (LPC) and online copy of the Jamabandi in the name of Shahla Ayaz for 4.48 decimals of land.
15. As per the Development Agreement Deed No. 7982, the promoter is required to submit the Current Revenue Receipt (CRR), Land Possession Certificate (LPC), and online copy of the Jamabandi in the name of the landowner(s) for 7.02479 decimals of land.
16. As per the development agreement deed no.- 2116, the promoter is required to submit the Current Revenue Receipt (CRR), Land Possession Certificate (LPC), and online copy of the Jamabandi in the name of the landowner(s) for 26 decimals of land.

You are required to submit online application afresh for registration of the above said 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: 30/07/2026

SEAL



Authorised Officer

30/7/26