



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: RERAP09052024213646-2 / 1313

Date: 08/08/2025

From:

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

To,

Shri Zakiur Rahman, Partner,
A-One Life Construction,
Office at: C-1/104 Farhan Enclave,
Samanpura, Rajabazar.
Ashiyana Road, Near Passport Office,
B.V College, Shastri Nagar,
Patna- 800014, Bihar.
Email Id: Zakadi2121@gmail.com
Contact No: 7294952121

Sub: Your Application RERAP09052024213646-2 for registration of Sarswati Ramroop Enclave Date: 22.05.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 17.07.2025.

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. Revised draft of development agreement which should mention all the details related to land viz. Mauza, Thana No. Khata No. and Plot No.
2. Current non-encumbrance certificate of the land, not older than six months, issued by competent authority.
3. Copy of registered deed through which land was transferred in the name of Arif Ahmed with whom the development agreement has been signed.
4. Copy of current revenue receipt of the land which should have the name of the landowner and other details like Khata No. Plot No. Area of land etc.
5. Current copy of online Jamabandi of the land issued in the name of the landowner and other details like Khata No. Plot No. Area of land etc.



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6. Copy of map having proper land details. The one submitted by you does not mention the khata no. of the land.
7. Copy of building permit letter having proper land details because the one submitted by you does not mention the khata no. of the land.
8. The details of all three RERA Project Bank Accounts 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%].
9. Copy of registration certificate of partnership firm issued by the registrar of firms in Form 58 (1)
10. Copy of I-T return of previous three financial years of partnership firm and the partners of the company.
11. Certificate from a Chartered accountant declaring that no advance/booking amount has been taken from the customers against the current project.
12. Proforma of agreement for sale as per the proforma given in RERA Rules, 2017 filling all the requisite details in the proforma and schedules
13. Net-worth certificate recently issued by the CA in practice for the company and the partners of the company showing financial worth of the promoter to meet at least 10% of the estimated development cost of the project to take up the initial cost of the project.
14. An affidavit giving details of immovable properties of both the partners and the company in the prescribed format.
15. Details of all the projects taken up by both the Partners 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. The cases related details should mention cases related to RERA and other criminal and civil cases, if any.
16. 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.
17. An affidavit copy of Form B in which name of Project & Firm name, Name of landowners in para 1, date of completion of project in dd/mm/yyyy format must be mentioned.

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: 08/08/2025

SEAL



K. Srivastava
21/8/25
Authorised Officer