



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: RERAP09232025133837-1/92

Date: 11/03/2026

From:

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

To

Shri Rajendra Kumar Munka,
Director, Munka Tradecomm Private Limited,
Office at: S/O Madan Lal Munka, Hno1218,
Sector-17, Huda, Jagadhri, Yamunanagar- 135001, Haryana.
Email Id: munkatradecom007@gmail.com
Contact No: 9830957303

Sub: Your Application RERAP09232025133837-1 for registration of Munka Tradecomm Private Limited Date: 23.12.2025 and heard under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 on 15.01.2026.

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. Permit letter issued by the competent authority for the project in question.
2. Sanctioned map of the project.
3. Stamped copy of the notice of commencement.
4. The estimated development cost and the cost of land for the project.
5. the details of all three RERA Project Bank Accounts in light of the office order dated 20-12-2024, with the correct nomenclature as mentioned in it. The correct nomenclature of all three accounts is: (a) "Name of Promoter- Project name-RERA Master Account" [100%], (b) "Name of Promoter- Project



[Handwritten Signature]

- name-RERA Project Account" [70%], (c) "Name of Promoter- Project name-RERA Promoter Account" [30%].
6. Financial documents like the Auditors report, Balance sheet with notes, cash flow statement, Profit & loss statement for preceding financial year 23-24, 22-23 and 21-22.
 7. 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.
 8. In order to show the financial worth of the Promoter, which shall not be less than ten per cent of the estimated Development cost of the Project, as mentioned by the Promoter in the online application form, the Promoter shall furnish full details of Immovable properties owned by the Promoter's entity, viz. company/firm/Proprietorship/OPC/LLP etc. & It's all directors/partners /proprietors, etc., along with the liabilities, on an Affidavit in the format, as prescribed by the Authority and attached as Annexure I. of the office order no 296 dated 23.7.2025 (You may download the Annexure by clicking the link <https://rera.bihar.gov.in/images/296.pdf>).
 9. A brief detail of the project launched by the Promoter, in the past five years, a) whether already completed or being developed, b) including the current status of the said projects, c) any delay in its completion, d) details of cases pending, e) details of the type of land and f) payment pending.
 10. 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.
 11. Details of the real estate agent, Structural engineer, architect and contractor associated with the project if any.
 12. A scanned copy of form B with all the details as per the proforma.
 13. A proforma of agreement for sale.
 14. A proforma of the Allotment letter.
 15. A proforma of the conveyance deed.
 16. If the project land is not in the name of the firm, then a development agreement for the whole parcel of land executed between the landowner and the firm.
 17. An online copy of the jamabandi for the whole parcel of the land.
 18. An NEC (Non-encumbrance certificate) for the whole parcel of land.
 19. A current revenue receipt for the whole parcel of land.
 20. A current land possession certificate for the whole parcel of land.
 21. Mutation order for the whole parcel of the land.
 22. A land deed for the whole parcel of land.
 23. A memorandum of the division of shares between the Promoter and the Landowners, available for marketing and selling, on an Affidavit-cum-Declaration in the prescribed format, duly signed by the Promoter and all Landowners, in light of O.O. No.-396, dated 13-10-2025. The document submitted is incomplete as it does not have details of the parking space with proper nomenclature and the signature of the landowner in it.
 24. NOC from the Bihar state fire officer, the State Environment Impact Assessment Authority, and the Airport Authority of India if required.



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: 11/03/2026

SEAL



[Handwritten Signature]
11-3-2026
Authorised Officer