



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: RERAP09262021173459-4 /1402

Date: 24/10/2025

From:

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

To,

Shri Neyaz Alam, Director,
Green Homes Developers Pvt. Ltd.,
Office at: C/o Firdous Cottage,
Plot No-33, Sector 2 Federal Colony,
Opp High Tech Galaxy Haroon Nagar,
Patna-801503, Bihar.
Email Id: greenhomesdevelopers.pvtltd@gmail.com

Sub: Your Application RERAP09262021173459-4 for registration of the project Green Crystal Date: 01.07.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 18.09.2025

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. 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%]. (As the nomenclature is not as per the Bank SOP and also the bank letter states that "The above details are provided on the request of customer without any responsibility at the Bank." Hence it is not acceptable.)
2. Development agreement deed no.- 10733 is executed by landowner Sri Vidya Bhusan Pd and Sri Abhishek Kr.. Hence you need to submit the online copy of Land possession certificate, and current revenue receipt for 15 decimal of land in the name of landowner Sri Vidya Bhusan Pd and Sri Abhishek Kr.
3. Development agreement deed no.- 12287 is executed by landowner Sri Lal Babu Rai, Sri Dwarika Pd Yadav and Malti Devi. Hence you need to submit the online copy of jamabandi, Land possession certificate, and current revenue receipt for 18



Kishor Kumar
24/10/25

decimal of land in the name of Sri Sri Lal Babu Rai, Sri Dwarika Pd Yadav and Malti Devi. (Land document in name of any other person which is not mentioned in the development agreement are not acceptable).

4. Development agreement deed no.- 12286 is executed by landowner Sri Ramesh Rai and Sri Randheer kumar. Hence you need to submit the online copy of jamabandi, Land possession certificate, and current revenue receipt for 18 decimal of land in the name of Sri Ramesh Rai and Sri Randheer kumar. (As you have submitted Jamabandi and LPC for 15.75 D only and not submitted Current revenue receipt and land document for 2.25 D of land.)
5. A memorandum of division of shares between the Promoter and the Landowner for marketing and selling, on an Affidavit-cum-Declaration in the prescribed format, duly signed by both parties. It is observed that in the submitted affidavit of share distribution, the total number of is 24 flats and 53 shops, whereas in the online application and the sanctioned map, the total number is 21 flats and 52 shops. Furthermore, as per the sanctioned map, the building is approved for B+G+5 floors, while the share distribution has been shown up to the sixth floor, which is not possible.

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: 24/10/2025
SEAL

K. B. Khatun
Authorised Officer

