



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: RERAP09272020200434-2/1421

Date: 17/11/2025

From:

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

To,

Shri Mohammad Chand, Partner,
Hind Construction,
Office at: 304 Kulhariya Palace,
Ashok Rajpath, P. S, Pirbahore,
Patna- 800004, Bihar.
Email Id: hindconstruction7@gmail.com
Contact No: 6299741284

Sub: Your Application RERAP09272020200434-2 for registration of the project A ONE ASHIBA
Date: 26.07.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and
Development) Act, 2016 held on 09.10.2025

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. An amendment fee of Rs 2000/- as in the application you have written that project is new while in Form B it is written that project is completed.
2. Permit letter of the concerned project - A ONE ASHIBA.
3. Sanctioned Plan, layout plan and specification of the proposed project.
4. Notice of Commencement in Form-X of Bihar Building Bye-Laws, 2014, duly stamped by the competent/map approving Authority.
5. an amendment fees of Rs 2000/- to correct Latitude and Longitude of the endpoint of the project as the project lies in NOHSA and the ted latitude and longitude falls beyond the NOHSA Area.
6. The details of all three RERA Project Bank Account 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%].



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17/11/25

7. Details of all the partners of the firm as in the application form there are only two partners while in the Tax Audited Details there are 9 partners. Also an amendment fee of Rs 14,000/- to amend the details of partners. (Rs 2000/- amendment fee for each partner.)
8. ITR for all the partners.
9. Balance Sheet, Audited Profit & Loss Statement, Cash Flow Statement (With Details of Inventory and Work in Progress, Sundry Debtors, Sundry Creditors etc.), Notes on Accounts forming Part for the preceding 3 Financial Year. (FY 2021-22,2023-24,2024-25) .
10. 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.
11. Details of the source (Details of person/entities) of initial funding of the project equivalent to at least 10% of the total development cost of the project along with statement of asset & liabilities showing net worth of the promoter entity duly certified by CA. If financial documents fail to establish that the applicant's Net-Worth is less than 10% of the development cost;Details of persons/entities may be given from the fund to be raised in case.
12. Details of all the projects taken up by 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.
13. Details of Name of Agent (if any), Name of Structural Engineer/s, Architect & Contractor (if any).
14. An affidavit copy of Form B in which name of Project & Firm name, Name of landowners in para 1, date of completion of project is mentioned.
15. Draft Proforma of Agreement for sale.
16. Fresh Proforma of Allotment Letter. (The ted documents consist of project name : Fukran villa while the project has applied for a project name A one Sahiba)
17. Proforma of Conveyance Deed.
18. An Affidavit in confirmation of the development agreement executed with landowners stating therein the Proportion of the Share of Promoter and landowner including the number of blocks/shops/flats/ plots/Parking spaces etc. in the project and which are exclusively available in the share of the Promoter and landowner for marketing and selling.
19. An authenticated copy of PAN & Aadhar of all the Partners of entity.
20. authenticated copy of legal title deed reflecting the title on land of the promoter Or of the persons with whom development/Collaboration agreement has been executed on which development of project is proposed along with legally valid documents such as Sale Deed/Khatiyani, Mutation order (Sudhi-Patra), Current LPC, Current Revenue Receipt with updated payment, and Online copy of Jamabandi
21. Current Non-Encumbrance Certificate [NEC] for the proposed project.
22. FIRE NOC of the building.
23. AAI NOC as NOHSA lies in N11 Grid of Airport zone.
24. Additional disclosure as the project is an ongoing project
 - a) The total amount of money collected from the allottees and the total amount of money used for development of the project including the total amount of balance money lying with the promoter.
 - b) Status of the project (extent of development carried out till date and the extent of development pending)
25. An affidavit, with the full details of movable and immovable properties of this concern along with details of such properties of its directors/ partners/ proprietor/ other entity.
26. The registration certificate of the joint venture / Partnership Firm which should be issued from Registrar of the Firm.



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27. PAN card and Aadhar card of all the Directors involved in the company
Azam construction & Developers Pvt. Ltd.

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: 17/11/2025

SEAL

K. Sivakumar
Authorised Officer 17/11/25

