



# 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: 183/2024/ 456

Date: 21/01/2025

From:

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

To,

Shri Rahul Misha, Director,  
Satyabhawani Plaza Buildcon Pvt. Ltd.,  
Office at: Shri Binod Kumar Mishra,  
Lakshmikant Mishra, Ram Bagh,  
Darbhanga- 846004, Bihar.  
Email Id: [rahul8580@gmail.com](mailto:rahul8580@gmail.com)

Sub: Your Application RERAP10182021114236-4 for registration of SBM Estate Date: 25.09.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 21.11.2024.

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. Land deed for the whole parcel of land.
2. Land possession certificate (LPC) for the whole parcel of land in the name of the landowner as mentioned in the development agreement.
3. Revised copy of the non-encumbrance certificate (NEC) as plot no 3800 is missing in the submitted one.
4. RERA Retention account (70%) which should be opened in the name of the project as per section 4 (2) (I) (D). (The submitted is not clear whether the account has been opened in the name of the project or not).



*Handwritten signature and date: 21/1/25*

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5. A certificate from a Chartered accountant declaring that no advance/booking amount has been taken from the customers against the current project.
6. A statement of assets and liabilities of the Directors of the Promoter's entity as of the date of submitting the application, duly certified by the Chartered Accountant CA, to show the financial worth of the promoter to meet at least ten percent of the estimated development cost of the project to take up the initial cost of the project.
7. 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) that came into force for those applications filed henceforth i.e. from 1st August 2023.
8. NOC for Airport Authority of India as the location provided in the online application, the project site lies in the Red Zone.
9. 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. As per the Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024.

Place: Patna

Date: 21/01/2025

SEAL

  
Authorized Officer

