



# 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: 209/2024/488

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 Suman Kumar Singh, Managing Director,  
Balprada Build Pvt. Ltd.,  
Office at: LIG, A010, Ashiana Nagar, Patna- 800025,  
Bihar.  
Email Id: [harinagar\\_11@yahoo.co.in](mailto:harinagar_11@yahoo.co.in)

Sub: Your Application RERAP112201700070-3 for registration of Hari Nagar Premium Society Date: 27.10.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 26.12.2024.

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. A corrected copy of the permit letter or sanctioned map or both as the land details mentioned in the permit letter like plot no., Khata no., and thana no. are not the same as those mentioned in the sanctioned map [After correction plot no and khata no is still not matching with the sanctioned map].
2. An online copy of the jamabandi for the whole parcel of the land (i.e. 8998.82 Sqm. [222.41 D]) in the name of the respective landowner as mentioned in the development agreements and land deeds.
3. A land possession certificate (LPC) or the whole parcel of the land in the name of the respective landowner as mentioned in the development agreements and land deeds.



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21/1/25

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4. Current revenue receipt for 187.047 D of land in the name of the respective landowner as mentioned in the development agreements and land deeds as you have submitted only for 35.363 D in the name of Anita Bharti, Ashok Kr Singh., BALPRADA BUILT PRIVATE LIMITED, Gopal Prasad, Smt. Kanak Singh.
5. NEC for 30.91 D of land as you have submitted NEC for 191.50 D only. Also, some plot no., khata no., and thana no. which are mentioned in the sanctioned map are missing in the submitted NEC which need to be rectified.
6. Land deed for remaining 187.047 Decimal out of as you have submitted only for only for 35.363 D in the name of Anita Bharti, Ashok Kr Singh., BALPRADA BUILT PRIVATE LIMITED, Gopal Prasad, Smt. Kanak Singh.
7. The details of the RERA Retention account (70%) issued by the concerned bank opened in the name of the project as per section 4 (2) (1) (D) as the submitted does not clarify whether the account has been opened in the name of the project or not.
8. Details of Projects done in last five years a) A brief detail of the project launched by him, in the past five years, b) whether already completed or being developed, c) Including the current status of the said projects, d) any delay in its completion, e) details of cases pending, f) details of the type of land and g) payment pending.
9. The details of all the projects taken up by the directors of the company in other capacities, either as an 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.
10. Proforma of conveyance deed.
11. 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.
12. As per the Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024, the promoter needs to provide 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. [Format available on the website].

Place: Patna

Date: 21/01/2025

SEAL



*K. B. Prasad*  
21/1/25  
Authorised Officer