



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: RERAP11232021171336-3/1399

Date: 21/10/2025

From:

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

To,

Shri Prem Prakash,
Office at: Bhabha Colony, Twin Tower,
Kankarbagh, Patna- 800020, Bihar.
Email Id: mr.kshankar1987@gmail.com
Contact No: 9123163231

Sub: Your Application RERAP11232021171336-3 for registration the Project Sri Mahadeo Realtors
Date: 15.07.2025 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. Copy of sanctioned Maps and permit letter (As the old permit letter is sanctioned in 2018 and the validity is up to 3 years only which comes up to 2021 and further revalidation would only get the map approved for 2023.).
2. Notice of Commencement in Form-X of Bihar Building Bye-Laws, 2022 duly stamped by the competent/map approving Authority.
3. The statement of all the three accounts which should be opened in the name of the project as per the SoP issued on 20/12/2024. And the name of the account contains name of the promoter and name of the project and name of the account along with A/c No. in the following format: E.g.- a) Name of the Promoter- Project name- RERA Master Account, b) Name of the Promoter- Project name- RERA Project Account, c) Name of the Promoter- Project name- RERA Promoter Account.
4. For projects that are ongoing and have not received a completion certificate, on the date of commencement of the Act, the promoter shall, within a period of three months of application for registration of the project with the Authority, deposit in the separate bank account, seventy percent, of the amount already realized from the allottees, which have



[Signature]
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not been utilized for construction of the project or the land cost for the project as required under sub-clause (D) of clause (i) of subsection (2) of section 4, which shall be used for the purpose specified therein.

5. Financial statement such as Auditors report, Balance Sheet, with Notes on Account, Audited Profit & Loss Statement, Cash Flow Statement for the preceding three financial years.
6. ITR of Shri Prem Prakash for the FY 2021-22, 2022-23, 2023-24.
7. A registration certificate of Proprietorship firm.
8. 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.
9. Explanation regarding the total amount of money collected from the allottees and the total amount of money used for the development of the project including the total amount of balance money lying with the promoter.
10. The status of the project (extent of development carried out till date and the extent of development pending) including the original time period disclosed to the allottee for completion of the project at the time of sale including the delay and the time period within which he undertakes to complete the pending project, which shall be commensurate with the extent of development already completed, and this information shall be certified by an engineer, an architect and a chartered accountant in practice.
11. 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.
12. Statement regarding assets and liabilities of Directors/Partners/Proprietor/Others of the Promoter's entity on the date of submission of application duly certified by CA.
13. The details of all the projects taken up by the Directors of the Company 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.
14. Revised proforma of Form B (Language in Para 1 of Form B is not as per the template given the Bihar Real Estate Regulation and Development, Rules 2017).
15. You are requested to submit an agreement for sale in the format given in the annexure of Bihar RERA Rules, 2017. The Rules may be downloaded by clicking the link https://rera.bihar.gov.in/resources/staticpage/Bihar_RERA_Rules_2017.pdf The format is available in the annexure from page no. 113 to 125. Please also ensure to enter all the details in the proforma; Landowner names with the plot details in Clause A, Project name in Clause B, Schedule A, B, C, D, & E.
16. Proforma of conveyance deed.
17. As per section 4 (2) (j) of RERA Act, it is essential to give the name and addresses of the real estate agent and contractor associated with this project, if any.
18. Explanation Regarding why the development agreement is done in 2021 while the map is sanctioned by the Competent Authority in 2018.
19. An online copy of Jamabandi, LPC, Current revenue receipt for 13.6 Decimal parcels of land in the name of landowner who has executed the development agreement.
20. An updated copy of NEC (Non-Encumbrance certificate) for 13.6 Decimal parcels of land (As the submitted copy of NEC was issued on 2021)
21. Approval letter/NOC regarding the two plots from Bihar State Housing Board for the proposed area.



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22. Explanation regarding "The sanctioned map is passed on the name of Shri ved prakash and shri Pulkit Hazra while the development agreement is done with "Abhishek kumar" so submit a clarification that how the name of Pulkit Hazra indicates on Permit Letter while the development agreement has been done with Abhishek Kumar.
23. Copy of 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.
24. Copy of 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.
25. Legible copy of the sanctioned map.
26. 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/Proprietor. etc., as the case may be. and the directors/Partners/Proprietor. etc, as the case may be, along with the liabilities, separately, on Affidavit in the format, as prescribed by the Authority and attached as Annexure I. (You may download the Annexure by clicking the link <https://rera.bihar.gov.in/images/296.pdf>).
27. It is ongoing project, a Penalty of Rs.8,24,000/- (Rupees Eight lakhs twenty-four thousand only) needs to be paid by the Promoter in the bank account of the Authority (A/c no 2968000101053609, IFSC code: PUNB0296800, Branch-Punaichak, Patna) and submit proof of it. As there is no provision to register a completed project in the Act. If any promoter who claims that the project is completed/ongoing and voluntarily applies for registration, the application would be treated as an "ongoing project", and a penalty as applicable would be imposed on a case-to-case basis.
28. An amendment fee of Rs 2000/-, for the correction of project name. (Clause 30 of development agreement indicates the project name "MAHADEV ENCLAVE" while you have applied with the name of "SRI MAHADEV REALTORS").
29. An amendment fee of Rs 2000/- for the correction of building height mentioned in the application is 21 M.
30. An amendment fee of Rs 2000/- for the correct of project status is mentioned in the application is New Project, while it appears to be an Ongoing project.

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: 21/10/2025



K. N. Prasad
21/10/25
Authorised Officer