



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: RERAP113201800190-5/02

Date: 01/01/2026

From:

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

To,

Shri Md Shafiqur Rahman, Director,
Green Ghar Infrastructure and Construction Pvt. Ltd.,
Office at: 403C, 4th floor, Ashiyana Plaza,
Bhagwanpur Chowk, Muzaffarpur- 842001,
Bihar.
Email Id: greenghar.infra@gmail.com

Sub: Your Application RERAP113201800190-5 for registration of the project Faridi Enclave Date: 20.08.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 04.12.2025

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. Bank details in conformity with the SOP issued on 20.12.2024. It may be seen by clicking the following link: [https://rera.bihar.gov.in/images/Adobe%20Scan%20Dec%2020,%202024%20\(1\)%20\(1\).pdf](https://rera.bihar.gov.in/images/Adobe%20Scan%20Dec%2020,%202024%20(1)%20(1).pdf)
2. An updated CRR. As submitted CRR pertain to the financial year 2022.
3. An updated NEC. As submitted CRR pertain to the financial year April 2024.
4. An updated online copy of LPC. As submitted LPC pertains to the financial year 2020.
5. An updated Jama Bandi for full parcel of land. As submitted Jamabandi pertains to the financial year 2023. Moreover, it is of only 5.12 D of relevant land.
6. The commencement certificate submitted by you has no receiving by competent authority. Kindly submit a commencement notice having seal of competent authority.
7. 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 and orders passed in the cases.

8. Submit the Proforma of Conveyance Deed.
9. Affidavit of all the Directors and on behalf of Company in new format issued. (You may download the Annexure by clicking the link <https://rera.bihar.gov.in/images/296.pdf>). As you submitted the details of Financial Worth Issued by CA, but this is not in the recently issued format, he needs to submit
10. As per balance sheet for the financial year 2023-24 there as an advance from customers of Rs 393.41 lakhs, please provide the detail of project for which advance was taken.
11. The revised copy of Map and Permit. As submitted Permit letter and Map are digitally signed, but signature on it is not verified. Moreover, Plan Case no is not mentioned.
12. In the Application submitted, height of the building has been mentioned as 15 Mts. As per Rule 15 of Chapter IV of Bihar Fire Service Rules, 2021 "Fire Prevention and Safety No Objection Certificate-
 - (a) Requirement of No Objection Certificate: - For the purpose of Part-IV of the National Building Code, 2016 as amended from time to time, related to fire and life safety, fire prevention and fire safety certificate shall be required for the following types of buildings: -
 - (i) Multi-storey buildings of all categories (with height of 15 meters and above) (with height of 15 meters and above) or Ground coverage more than 500 Mtr. square (Any Floor)."Therefore, NOC, Fire from State Fire Officer is required.
13. Joint Affidavit stating therein the proportion of the share of promoter and all land owner including the number of blocks/shops/flats/plots/etc. in the project and which are exclusively available in the share of the Promoter and land owner for marketing and selling. The proportion of share should be 50:50 as mentioned in Development agreement, share of parking, serial numbers, may also be mentioned along with the serial numbers of flats
14. Para 2 of clause A of Agreement for sale needs to be revised, as it mentions 36% of share of Landowner and 50% of Promoter while the proportion of share should be 50:50 as mentioned in Development agreement.
15. Clarification on photographs attached with the application indicate that the construction is ongoing.
16. Schedule E does not contain the facilities of internal roads, water facility, electrical transformer, sewage treatment, solid waste management, fire tanks in the proforma of agreement for sale. This should be revised accordingly and be submitted.
17. The payment plan provided in Schedule C in the proforma of agreement for sale is not proportional to the stages of the construction. Promoter is demanding 85% of amount up to fourth floor, while the building is G+5, the Schedule C should be revised accordingly aligned with the stages of construction.
18. Under External Development Work column of the application Road System, Sewage and Drainage System and Solid Waste Management and Disposal are mentioned to be developed by Local Authority, while these are to be developed by the Promoter himself, those need to be corrected



- under Self Development category, for correction in the online application, Promoter needs to submit Rs. 6000/ only @Rs.2000/ for each correction.
19. Under Building details column of the online application, number of floor have been mentioned as "5" while it should be G+5. It needs to be corrected, for correction Promoter needs to submit Rs.2000/-.

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: 01/01/2026

SEAL

K. Prakash
Authorised Officer

