



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: RERAP12122025150559-1/37

Date: 02/02/2026

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 Masarur Alam, Partner,
Shital Buildtech Ekma,
Office at: 401, Fazal Imam Complex,
Near Patna Central Mall,
Frazer Road, Dabunglow, Patna- 800001, Bihar.
Email Id: shitalbuildtecheckma@gmail.com
Contact No: 6204269906

Sub: Your Application RERAP12122025150559-1 for registration of Ekma Green City Date: 15.12.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 22.01.2025

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. Permit letter issued by the competent authority for the project in question.
2. A sanctioned map of the project.
3. A stamped copy of the notice of commencement.
4. The estimated development cost and the cost of land for the project.
5. The details of all three RERA Project Bank Accounts in light of the office order dated 20-12-2024, with the correct nomenclature as mentioned in it. The correct nomenclature of all three accounts is: (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%].
6. As per the partnership deed, there are two partners in the company. Hence promoter needs to submit details like, photograph, address, phone no., email id, and a scanned copy of Pancard & Aadhar card of the Mr. Saahil Rizwi, along with the amendment fee of Rs. 2000/-.
7. The registered partnership deed of the partnership firm.
8. The registration certificate of the firm issued by the registrar of the firm.



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9. A scanned copy of the PAN card of the firm.
10. Financial documents like the Auditors report, Balance sheet with notes, cash flow statement, Profit & loss statement for preceding financial year 23-24, 22-23 and 21-22.
11. 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.
12. 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/Proprietorship/OPC/LLP etc. & It's all directors/partners /proprietors, etc., along with the liabilities, on an Affidavit in the format, as prescribed by the Authority and attached as Annexure I. of the office order no 296 dated 23.7.2025 (You may download the Annexure by clicking the link <https://rera.bihar.gov.in/images/296.pdf>).
13. A brief detail of the project launched by the Promoter, in the past five years, a) whether already completed or being developed, b) including the current status of the said projects, c) any delay in its completion, d) details of cases pending, e) details of the type of land and f) payment pending.
14. Details of all the projects taken up by the Directors of the Company in other capacities, either individually 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.
15. Details of the real estate agent, Structural engineer, architect and contractor associated with the project if any.
16. A scanned copy of form B with all the details as per the proforma.
17. A proforma of agreement for sale.
18. A proforma of the Allotment letter.
19. A proforma of the conveyance deed.
20. If the project land is not in the name of the firm, then a development agreement for the whole parcel of land executed between the landowner and the firm.
21. An online copy of the jamabandi for the whole parcel of the land.
22. An NEC (Non-encumbrance certificate) for the whole parcel of land.
23. A current revenue receipt for the whole parcel of land.
24. A current land possession certificate for the whole parcel of land.
25. mutation order for the whole parcel of the land.
26. A land deed for the whole parcel of land.
27. A memorandum of the division of shares between the Promoter and the Landowners, available for marketing and selling, on an Affidavit-cum-Declaration in the prescribed format, duly signed by the Promoter and all Landowners, in light of O.O. No.-396, dated 13-10-2025. The document submitted is incomplete as it does not have details of the parking space with proper nomenclature and the signature of the landowner in it.
28. NOC from the Bihar state fire officer, the State Environment Impact Assessment Authority, and the Airport Authority of India if required.

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: 02/02/2026
SEAL



W. Sivaraman
Authorised Officer 2/2/26

Note # 33

Previous note may kindly be seen,

For needful please

Sudhir Kumar
(Finance Consultant)
30-Jan-2026 03:09 PM

Form. D,
Signed
K. Srinivas
2/2/26

Note # 32

Please

Rajesh Thadani
(Officer On Special Duty)
30-Jan-2026 12:16 PM

Note # 31

Please take necessary action accordingly.

Sanjaya Kumar Singh
(Inquiry Commissioner)
30-Jan-2026 11:11 AM

Note # 30

As proposed.

Vivek Kumar Singh
(Chairman, RERA Bihar)
30-Jan-2026 10:03 AM

Note # 29

Notes below, please.

Perused the file.

The OSD in his note below, on the basis of the scrutiny reports submitted by the Finance Consultant and the Intern Legal in their Notes # 27 & 26 respectively, has mentioned that the applicant has failed to submit the required documents despite queries & reminder query notice and even after opportunity given to him through counselling. The applicant has also failed to furnish the required documents and remove the deficiencies despite a final opportunity given to him by the Bench through hearing as per the provisions laid under Section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016. The applicant has thus failed to rectify the deficiencies, even after several opportunities and considerable time given to him. The officials concerned have therefore proposed for rejection of this application as per the provisions laid under the Real Estate (Regulation and Development) Act, 2016 .

The OSD has also proposed for sending a request to the Urban Development & Housing Department (UDHD), Bihar, for including Mauza Husepur, Ekma, Parsa, District Saran, Bihar, in the planning area, provided it fulfils the required conditions for the same.