



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: 80/2024/362

Date: 25/06/2024

From:

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

To,

Shri Pankaj Kumar, Director,
Pan Homes India Private Limited,
Office at: 601, Ganga-5, Jalalpur City,
Rupaspur, Patna- 801503, Bihar.
Email Id: dearpankaj47@gmail.com

Sub: Your Application No. RERAP12172019202211_003, for registration of Pan Parvati Enclave,
Date: 06.06.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and
Development) Act, 2016 held on 21.06.2024.

Sir,

You are hereby informed that your application for registration of the project, as above, is rejected for the reasons that following information and documents have not been furnished;

1. Legible copy of Sanctioned maps.
2. Legible copy of Building Permit Letter.
3. Sale deed/ Khatiyani, for total plot area as per sanctioned map.
4. Development agreement, for total plot area as per sanctioned map.
5. Chain of title establishing ownership of land by present Landowners. Furthermore, no Development agreements & no Land papers were submitted.
6. Mutation, for total plot area as per sanctioned map.
7. Jamabandi, for total plot area as per sanctioned map.
8. Current LPC, for total plot area as per sanctioned map. [As earlier with application provided old year LPC, so it was not accepted]
9. Current Revenue receipts (CRR), for total plot area as per sanctioned map.



[Handwritten signature]

10. Non-Encumbrance Certificate (NEC), for total plot area as per sanctioned map.
11. Authenticated copy of PAN & Aadhar Card of all 02 promoter directors, along with amendment fee of Rs.2000/-, with the payment receipt, for updating these details in online RERA portal.
12. Pan Card of promoter Company, along with amendment fee of Rs.2000/-, with the payment receipt, for updating these details in online RERA portal.
13. Registration certificate of promoter Company, along with amendment fee of Rs.2000/-, with the payment receipt, for updating these details in online RERA portal.
14. Annual report including Audited Profit & Loss Statement, Balance Sheet, Cash Flow Statement, Director's Report and Auditor's report for financial year: 2020-2021 & 2023-24.
15. A certificate from a CA 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.
16. Details of the source (Details of person/entities) of initial funding of the project equivalent to at least 10% of the total development cost of the project along with Statement of asset & liabilities showing net worth of the promoter entity duly certified by CA. If financial documents fail to establish that the applicant's Net-Worth is less than 10% of the development cost. Details of persons/entities may be given from the fund to be raised in case.
17. Details of cases filed against the projects done in previous 5 years by Promoter if any, under the provision of 4(2) (b) of the act read with Rule- 3 (g) of the Bihar RERA Rules, mentioning all details, in office letter head.
18. 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.
19. Name of Agent & Contractor (if any).
20. Fresh Affidavit Form-B, as per RERA rules, mentioning names of all Landowners, also in it, after para-1, or showing the legal title of both Promoter & Landowners on which the development of proposed project is to be carried out.
21. Revised Proforma of Agreement for sale correctly, as per RERA rules, mentioning project Plot area in Clause A, floor plans with Schedule B & all details in Schedule D & Schedule E.
22. Revised Proforma of Allotment Letter, in office letter head, mentioning column for parking area & date of completion in it.
23. Proforma of Conveyance Deed.
24. Memorandum of division of share between 'Promoter and Landowners' available for marketing and selling on Affidavit cum declaration in prescribed RERA format, duly signed by Promoter and Land Owners, in the light of O.O. No.- 115, dated 01/08/2023.
25. NOC from Fire Service Authority (if applicable). [As sanctioned map was not legible, so building height or coverage area was unknown.]

Place: Patna

Date: 25/06/2024

SEAL



[Handwritten Signature]
25/6/24
Authorised Officer