



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: RERAP12202024152354-1 /1278

Date: 18/07/2025

From:

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

To,

Shri Pragati Kumar, Member,
Income Tax Residency Allottees Association.
Office at: Lakhni Bigha, Danapur,
Patna- 801105, Bihar.
Email Id: itrblocka@gmail.com

Sub: Your Application RERAP12202024152354-1 for registration of Income Tax Residency Block-A Date: 26.12.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 10.07.2025.

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. As per the Hon'ble Full Bench Order dated 18.09.2024 in CC/394/2022, in the last third paragraph, it has been mentioned that: "The Authority also directs the A.O.A. to make an application for registration of the project for Income Tax Residency 'Block A' under Section 4 of the RERA Act, 2016, after the views of the State Government are obtained." Therefore, has the A.O.A. sought the views of the State Government in the matter of the present lapsed project and if yes, copy of the same may be submitted.
2. Profit Loss Statement with Notes 2019-2020.
3. Profit Loss Statement with Notes 2021-2022.
4. Profit Loss Statement with Notes 2020-2021.
5. Profit Loss Statement with Notes 2022-2023.
6. Cash Flow Statement 2022 2023.



7. Cash Flow Statement 2021-2022.
8. Cash Flow Statement 2020-2021.
9. Cash Flow Statement 2019-2020.
10. Balance Sheet with Notes 2019-2020.
11. Balance Sheet with Notes 2020-2021.
12. Balance Sheet with Notes 2021-2022.
13. Balance Sheet with Notes 2022-2023.
14. Auditors Report 3 AC 3CB 3CD and Directors Report 2022-2023.
15. Auditors Report 3 AC 3CB 3CD and Directors Report 2021-2022.
16. Auditors Report 3 AC 3CB 3CD and Directors Report 2020-2021.
17. Auditors Report 3 AC 3CB 3CD and Directors Report 2019-2020.
18. Sanctioned FAR : - Cannot be verified as it is not mentioned anywhere in the map.
19. No of Covered Parking : - Cannot be verified as it is not mentioned anywhere in the map.
20. Total Area of Covered Parking : - Cannot be verified as it is not mentioned anywhere in the map.
21. No of Open Parking : - Details of parking space like no. of parking is not mentioned in the sanctioned map. Hence cannot be verified.
22. Vender Details : - Provide details of contractor, agent, structure engineer and architect associated with the project if any.
23. Permit Letter of MAP.
24. Sanctioned Building Plan.
25. Sanctioned Layout Plan.
26. Notice of Commencement in form X.
27. As per the Rule 13 (d) Bihar RERA/Gen. Regulations/2024, The promoter shall furnish on affidavit, with the full details of immovable properties of the firm along with details of such properties of its directors/ partners/proprietor/ other entity, as the case may be : - Not provided.
28. 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
29. Declaration Form B.
30. 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.
31. Details of the source (Details of person/entities) of initial funding of the project equivalent to at least 10 percent of the total development cost of the project along with statement of asset and liabilities showing net worth of the promoter entity duly certified by CA
32. Proforma of Agreement for Sale With All Schedules
33. Proforma of Allotment Letter
34. Proforma Of Conveyance Deed .

Place: Patna

Date: 18/07/2025

SEAL



K. Srinivasan
 Authorised Officer
 18/7/25