

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: 108/2023/1330

Date: 01/07/2024

From:

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

To,

Shri Rakesh Kumar Singh, Director,
Habitat Infratech Pvt. Ltd.,
Office at: Sriram Habitat Vijay Vihar Colony,
Kahagaul Road, Danapur,
Patna- 801503, Bihar.
Email Id: rajrajupatna@gmail.com

Sub: Your Application No. RERAP20230512302_012, for registration of Narayan Habitat, Date: 27.07.2023 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 26.09.2023.

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. Authority reserve right to impose penalty under Section 59 & 60 of the Real Estate (Regulation and Development) Act, 2016 for violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016.
2. A valid copy of the Approved Copy of the sanctioned Map/plan and permit letter which have been duly stamped and signed by the concerned competent authority is required.
3. Revalidated Development agreement as submitted development agreement was executed in the year 2012.
4. A copy of the Current LPC of the corresponding land is required.
5. Current Revenue receipt for the 12.265 D parcel for the corresponding land.
6. Copy of Dakhil Kharij has been submitted (13.09.1997) for Khata no.-1913, plot no.-1403 having an area of 26.2/3 Decimal of land while a Jamabandi copy (25.07.2023) has been submitted only for 10.88 Decimal of land. The promoter needs to clarify it with evidence and submit a valid copy of Jamabandi for the land area of 12.265 Sq.M for which the Development Agreement was executed.
7. Details regarding size of the apartment based on carpet area even if earlier sold on any other basis such as super area, super built-up area, built-up area, etc. which shall not affect the validity of the agreement entered into between the promoter and the allottee to that extent.
8. A proforma of agreement for sale which must be as per RERA Rules with all schedules duly filled in Viz A, B, C, D & E schedules along with CIN No., PAN No. & Aadhar no. of the promoter mentioned in the preliminary portion, Land Details with the name of landowners in

