

FORM 'D'**[See rule 5(2)]****INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT**

Letter No: 152/2023/127

Date: 04/04/2024

From:

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

To,

Shri Dhanjay Singh, CEO,
Himanshu Kumar Kushwaha,
Office at: C/o: Reetu Kushwaha Bada,
Chaka Naini, Allahabad- 211008,
Uttar Pradesh.
Email Id: akdream705@gmail.com

Sub: Your Application No. RERAP20230712394_001, for registration of A K Dream City, Date: 03.10.2023 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 05.03.2024

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. Project- 'A K Dream City' seems to lie in the planning area of Islampur Nagar Parishad, as per UDHD Notification no.-1973, dated 26/07/22 of Planning area List. So clarification is required regarding actual competent authority to issue permit letter and pass the map of the project. Block Development Officer / Circle Officer is not the Competent Authority for issuing/passing the permit letter/Maps of a project.
2. A copy of the notification mentioning the competent authority for the area.
3. Authenticated legible copy of sanctioned maps, duly stamped by actual Competent Authority of this project.
4. Notice of Commencement in Form-X, as per Bihar Building Bye Laws, duly stamped by Competent Authority.
5. Documents relating to the title and other documents reflecting the owners' title on the land on which the project is proposed to be developed have not been found adequate. Moreover, Promoter has only submitted about 26 Absolute sale deeds of Land in the name of Promoter A K Infradream Pvt. Ltd., for part Plot area of about 541.907 D only, but total plot area as per sanctioned map is 709.43 D. So, Land deeds for remaining plot area of 167.523 D of the project are required.
6. Chain of title on Project land was not established with the present Landowner.
7. Mutation/ Jamabandi for total Project Plot area. [It may be noted that total plot area as per submitted sanctioned map is 709.43 D]
8. Current Revenue Receipt for part Plot area of about 303.161 D. As only provided about 20 CRR for 406.269 D Plot area. But total plot area as per submitted sanctioned map is 709.43 D.

