



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: 33/2024 / 418

Date: 10/07/2024

From:

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

To,

Shri Pawan Kumar, Partner,
Om Aditya Homes,
Office at: House No 64, Dev Prabha Kuti,
Near Ravi Chowk, Road No: 48,
West Patel Nagar Town,
Patna- 800024, Bihar.
Email Id: kumarpawanpatna69@gmail.com

Sub: Your Application No. RERAP20230812429_005, for registration of Om Aditya Homes, Date: 20.02.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 11.06.2024.

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. Fire NOC, as the ground coverage area (Any floor) of the building is more than 500 Sqm.
2. Permit letter issued by PMAA for Plan Case no.- PMAA/PRN/SAICHAK/BEUR/G+03/62/2022.
3. ITR of all the directors of the company for assessment years 2023-24, 22-23, and 21-22. As you have not submitted an annual report for the preceding three financial years.
4. A certificate from a Chartered accountant (CA) declaring that no advance/booking amount has been taken from the customers against the current project.
5. Net worth certificate (Assets-liabilities) of the directors/Partners/Proprietor of the promoter entity as of the date of the submitting application duly certified by the CA, to show the financial worth of the promoter to meet at least 10% of the estimated development cost of the project to take up the initial cost of the project.

[Handwritten Signature]



6. 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.
7. Name and details of Agent, and Contractor if any.
8. A copy of the allotment letter in which the date of completion should be mentioned as per form B.
9. Proforma of conveyance deed.
10. A copy of the development agreement. As you have mentioned In clause A of the agreement for sale that Development agreement has been executed between Smt. Ramshakhi Devi and promoter whereas Smt. Ramshakhi Devi is the absolute and lawful owner of the plot no 460, Khata no-100, Village- Beur, Mohalla- Beur, Thana no-32, area-38.3494 Decimal, Situated in Dist- Patna.
11. 'Memorandum of division of share between Promoter and landowner' available for marketing and selling on Affidavit cum declaration in prescribed format duly signed by Promoter and Land Owner, as per office order. No.- 115, dated 01/08/2023 (available on RERA portal).
12. The online copy of jamabandi for said land.
13. Provide genealogy and partition deed to explain how the land got transferred to the present land owner Smt. Ramshakhi Devi. As you have submitted a land deed in the name of Sri Vishnudayal Gope.

Place: Patna

Date: 10/07/2024

SEAL



[Handwritten Signature]
10/7/24
Authorised Officer