



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: 70/2024/606

Date: 8/09/2024

From:

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



To,

Shri Zainul Abedin, Director,
 Zest Engicon Pvt. Ltd.,
 Office at: G-1, Block- B, Abu Mallaaygiri Apartment,
 Opp- P.N. Anglo School, Nayatola,
 Patna- 800004, Bihar.
 Email Id: zestengicon@gmail.com

Sub: Your Application No RERAP20240112628_002 for registration of Zest Akhter Plaza Date: 08.04.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 27.08.2024.

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. Legible copy of Sanctioned map & Revalidated Sanctioned maps all sheets. [As earlier only submitted old Sanctioned map whose validity was lapsed in 2020 only & also it was not clearly visible and also not submitted a revalidated Sanctioned map. So it was found ambiguous.]
2. Revalidated Building Permit Letter. [As earlier only submitted old Building Permit Letter whose validity was lapsed in 2020 only. So it was found ambiguous.]
3. Sale Deed/ Khatiyani, for total project area as per Sanctioned map.
4. Revalidated Development Agreement, for total project area as per Sanctioned map. [As earlier only submitted old Development agreement which seems to be valid for only 2 years & its validity may be been lapsed in 2020 only. So it was found ambiguous.]
5. Mutation, for total project area as per Sanctioned map.

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6. Jamabandi, for total project area as per Sanctioned map.
7. Current Revenue Receipts, for total project area as per Sanctioned map.
8. Current LPC, for total project area as per Sanctioned map.
9. Non Encumbrance Certificate (NEC), for total project area as per Sanctioned map.
10. All adequate Land documents to establish chain of title in favour of all present landlords. Moreover, Vansawali/Geneology issued by Competent Authority (if any) till all present Landowners was not submitted and evidence of transfer and division of share like 'Partition Deed (if any), with adequate Land documents' may also be demanded to establish chain of title in favour of all present landlords.
11. RERA retention (70%) bank account in the name of the project & its details (As earlier only submitted a bank statement without project's name). Also submit following details of RERA retention (70%) bank account (Opened in name of project), namely, RERA retention (70%) bank account no., IFSC Code, Bank Name, Branch Name. [As earlier Project name was not mentioned in Bank statement. So it was found ambiguous.]
12. Amendment fee of Rs.2000/-, with the payment receipt, for updating new RERA Bank account details of project, in online RERA portal.
13. Actual Estimated cost of land (in Rs.). [As earlier in an application, it was wrongly mentioned as Rs. 2.53. So it was found ambiguous.]
14. Actual Estimated development cost (in Rs.). [As earlier in application, it was wrongly mentioned as Rs. 1.5. So it was found ambiguous.]
15. Name, photograph, Email Id, Contact no. and address of all other 02 directors namely, Firdaus Abedin and Neyaz Ahmad, along with amendment fee of Rs.4000/-, with the payment receipt, for updating these details in online RERA portal.
16. Authenticated copy of PAN & Aadhar Card of the other 02 directors namely, Firdaus Abedin and Neyaz Ahmad, along with amendment fee of Rs.4000/-, with the payment receipt, for updating these details in online RERA portal.
17. 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.
18. 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.
19. Following Financial statements, i.e. 'Annual Report for FY 2020-21 & 2021-22 ', including Balance Sheet, Audited Profit & Loss Statement, Cash Flow Statement (With Details of Inventory and Work in Progress, Sundry Debtors, Sundry Creditors etc.), Notes on Accounts forming Part of Accounts, Director's Report (If the Promoter is LLP or Partnership firm, not required) & Auditor's report with Annexure (A&B)
20. A brief detail of the projects launched by him, in the past five years whether already completed or being developed, including the current status of the said projects, any delay in its completion, details of cases pending in RERA, details of the type of land and payment pending as per Section 4(2)(b).
21. 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 RERA in the projects as mentioned by the Promoter and orders passed in the cases.
22. Affidavit Form B as per RERA rules.



23. Proforma of Agreement for sale, as per RERA rules.
24. Proforma of Allotment Letter.
25. Proforma of Conveyance Deed
26. Name of the Agent and Contractor, if any.
27. 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.
28. NOC From Airport Authority of India (if applicable) and NOC from Fire Service Authority (if applicable). [As sanctioned map was not legible, so building height was unclear]
29. Environmental Clearance Certificate (if applicable). [As sanctioned map was not legible, so Built-up area was unclear]
30. Draft copy of Prospectus/ Brochure of current Project. [Though submission of draft prospectus / Brochure of project is not mandatory with application of registration, it is advisable that draft prospectus/Brochure may be submitted for transparency, if promoter publishes a brochure/prospectus after the registration he would ensure that, a copy of same is uploaded on the webpage of the project within a fortnight of printing as per {Section 11 (2)} of the Act.]

Place: Patna

Date: /09/2024

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[Handwritten Signature]
Authorised Officer