



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: RERAP20240412779-2/1130

Date: 28/03/2025

From:

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

To,

Shri Gautam Pandey, Director,
Sanatan Developers Pvt. Ltd.,
Office at: 804A, Vashundhara Garden,
Harihar Singh Road,
Ranchi- 834009, Jharkhand.
Email Id: vnpandey1958@gmail.com

Sub: Your Application RERAP20240412779-2 for registration of Sanatan Sahdeo Heights Date: 13.01.2025 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 20.03.2025.

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. 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.
2. Proforma of Agreement for Sale With All Schedules. As Landowners name are not mentioned in clause A.
3. Auditors Report 3 AC 3CB 3CD and Directors Report 2021-2022.
4. Auditors Report 3 AC 3CB 3CD and Directors Report 2022-2023.



Sanatan Page 1 of 2
27/3

5. Auditors Report 3 AC 3CB 3CD and Directors Report 2023-2024.
6. Balance Sheet with Notes 2021 2022.
7. Affidavit stating therein the proportion. As affidavit copy of share distribution has been submitted which contain the signature of all the landowners. However, map indicates the Anchor Shop on Ground, first , and second floor while the submitted copy of share affidavit indicates the No. of Shop in promoter's part 4 and in Landowner's part 5.
8. 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.
9. 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.
10. Balance Sheet with Notes 2022 2023.
11. Balance Sheet with Notes 2022_2024.
12. Cash Flow Statement 2021 2022.
13. Cash Flow Statement 2022_2023.
14. Cash Flow Statement 2023 2024.
15. Profit Loss Statement with Notes 2021 2022.
16. Profit Loss Statement with Notes 2022 2023.
17. Profit Loss Statement with Notes 2023 2024.
18. Other Document Required : - (1) correction slip of Mutation in the name of Kumkum Azad.(Submitted land documents such as Jamabandi, L.P.C.and C.R.R. is in the name of Sahdeo Prasad Saha while his name is not mentioned in the Development Agreement due to his demise. So Jamabandi should be created in the name of Kumkum Azad. Also the name of Sahdeo Prasad Saha should be removed from Permit Letter and sanctioned Map. (2) As you have submitted Current Revenue Receipt and L.P.C. in the name of Amit Kumar Onkar, so the Promoter should either submit the Development Agreement including the name of Amit Kumar Onkar and the firm or remove his name from the Permit Letter and Sanctioned Map.

Place: Patna

Date: 28/03/2025

SEAL



K. Bivastar
Authorised Officer
27/3/25