

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: 26/2024/190

Date: 22/04/2024

From:

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

To,

Shri Ravi Prakash Singh, Partner,  
Shree Developers,  
Office at: Flat No: 102, Bundela Tower,  
RMS Colony, Kankarbagh,  
Patna- 800020, Bihar.  
Email id: ravisingh2829@redifmail.com  
Contact No: 9334431006

Sub: Your Application No. RERAP203412512\_001, for registration of Ram Shyam Enclave, Date: 09/02/2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 15.04.2024.

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. Registration certificate for the registration of firm from Registrar of Firms, Registration Department, Bihar.
2. Correct Coordinates of this project to verify whether NOC from AAI is required or not along with amendment fee of Rs.1000/- to amend the coordinate from your application (As you have submitted wrong coordinates which indicates that the Latitude of the plot is 25612677 and Longitude is 85158875)
3. Annual report including audited Profit and loss account balance sheet and Cash Flow Statement and the auditors report of the promoter for the immediately preceding three financial years 2020-21, 2021-22 & 2022-23 as per rule 3 (1) (b) of Bihar Real Estate (Regulation and Development) Rules, 2017.
4. The sanctioned map that was submitted is in tiny size, so we could not verify the area of the project. The application form indicates area of the project as 811.66 sq.m., However, Agreement for sale indicates the area of the project is 925.32 m.sq.. So The project area of 925.32 square meter was taken into consideration as mentioned in the agreement for sale and the fee for residential project whose project area is less than 1000 sq.m. is Rs.5/- per sq.m. So the total fee required for registration of this project is Rs.4626.6/-, but you have paid only an amount of Rs.4401.05/-. So you need to pay an amount Rs.225.55/- more for the registration of the project.



*[Handwritten signature]*

Certificate from a Chartered accountant is needed declaring that no advance/booking amount has been taken from the customers against the current project (As you have not submitted

- Annual Report, so we could not verify whether you have taken advance booking amount from the customer or not )
6. A statement of assets and liabilities of the Directors /Partners/Proprietor of the Promoter's entity as of the date of submitting the application, duly certified by the Chartered Accountant CA, to show the financial worth of the promoter to meet at least ten percent (Rs 52.2 lakh) of the estimated development cost of the project (Rs. 521.85 lakh) to take up the initial cost of the project (As you have not submitted Annual Report, so we could not verify statement of assets and liabilities.)
  7. The details of all the projects taken up by the directors of the company in other capacities, either as an 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.
  8. An Affidavit stating therein the Proportion of the Share of Promoter and Landowner including the number of blocks/shops/flats/plots/ etc. in the project and which are exclusively available in the Share of the Promoter and landowner for marketing and selling.
  9. A proper scanned copy of sanctioned map. (The sanctioned map that was submitted is in tiny size. So, we could not verify the no. of flats, area of the project etc.
  10. Khatiyon along with partition deed and Jamabandi for whole parcel of land (22.87 D (925.32 M2)) as mentioned in Agreement for sale. A vanshawali issued by the concerned competent Authority . Furthermore, a clarification required regarding Mosmat Indra Devi as mentioned in Parivarik Suchi Parman Patra.
  11. A clarification regarding area of the land which is mentioned in agreement for sale as 22.87 D (925.32 sq.m.), but development agreement submitted indicates land area as 21.875 D (885 sq.m.). So, there is a shortfall of development agreement for land area of 0.995 D (40.257 sq.m.).
  12. A clarification on the land area: the development agreement provided shows 21.875 D (885 sq.m.) of land, however the land area specified in the agreement for sale is 22.87 D (925.32 sq.m.). Thus, there is a shortfall of development agreement for land area of 0.995 D (40.257 sq.m.).
  13. NEC for whole parcel of land 22.87 D (925.32 sq.m). However you have only submitted NEC for land area of 21.875 D (885 sq.m.), So there is shortfall of NEC for land area of 0.995 D (40.257 sq.m.).
  14. CRR and LPC for whole parcel of land 22.87 D (925.32 M2). However you have only submitted CRR and LPC for land area of 21.86 (884.455). So there is shortfall of CRR and LPC for land area of 1.01 D (40.86 sq.m.).

Place: Patna  
Date: 22/04/2024

SEAL



*[Handwritten Signature]*  
22/4/24  
Authorised Officer