

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: 27/2024/113

Date 21/03/2024

From:

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

To,

Shri Ravi Prakash Singh, Partner,
Shree Developers,
Office at: Flat No: 102, Bundela Tower,
RMS Colony, Kankarbagh,
Patna- 800020, Bihar.
Email Id: revisingh2829@redifmail.com
Contact No: 9334431006

Sub: Your Application No.RERAP203412512_002, for registration of Lala Rai Enclave, Date: 09.02.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 14.03.2024

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. The approved map submitted shows the land area (As/deed) as 2149.66 Sqm ~ 53.13 D, but you have provided the development agreement for the 31.25 D area of land only. So, the Development Agreement of the remaining 21.88 D area of land.
2. Non-Encumbrance certificate for the whole parcel of land (As the NEC submitted only for 31.25 Dismil of land)
3. Duly authenticated translated copy of Sale deed.
4. Sale deed indicates that it is in the name of the Late Bundela Rai there is no evidence submitted through which it can be ascertained that Sri Sanjeet Rai, Sri Amit Kumar, Sri Sunil Kumar, and Smt. Siyapati Devi have inherited the said land who have executed the development agreement.
5. Adequate evidence indicating the chain of transfer of title through the Partition deed and Genealogy/Vansawali right from the person who executed the sale deed till four persons who got entitlement to execute the Development agreement.
6. A legible copy of the sanctioned building plan/map with all the legends.
7. Details of RERA Retention account (70%) which should be opened in the name of the project as per section 4 (2) (l) (d), (As the submitted one indicates that the account has been opened in the name of company).
8. A certificate from a Chartered accountant is required declaring that no advance/booking amount has been taken from the customers against the current project.
9. Memorandum of a 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 in the light of O.O No.-115 date: 01/08/2023 available on RERA



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portal) that came into force for those applications filed henceforth i.e. from 1st August 2023.

10. Name of Real estate agent and Contractor, if any.
11. A copy of the proforma of conveyance deed.
12. 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 82.9 lakh) of the estimated development cost of the project (Rs 829.75 lakh) to take up the initial cost of the project.
13. 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.
14. Notes/schedule of account, Cash flow, balance sheet, P&L statement, Auditor's report, and Directors report for the preceding three financial years 2020-21, 2021-22, and 2022-23, which should be certified by the concerned CA as per rule 3 (1) (b) of Bihar Real Estate (Regulation and Development) Rules, 2017.

Place: Patna

Date: 21/03/2024


21/03/24
Authorized Officer

SEAL

