



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: 232/2024 / 1118

Date: 25/03/2025

From:

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

To,

Shri Sanjeev Kumar, Partner,
Winsome Infrastructure,
Office at: 101, Suksha Presidency,
Ram Jaipal Nagar, Bailey Road, Danapur – 801503,
Bihar.
Email Id: winsomeinfrastructure@gmail.com

Sub: Your Application RERAP2611201700038-10 for registration of project Winsome Empire F G
H Date: 06.12.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and
Development) Act, 2016 held on 27.02.2025.

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. An additional copy of the development agreement for 250.6 Decimal of land is required as the total plot area as per the site in the sanctioned map is mentioned as 14,671.67 Sqm i.e. 362.6 Decimal while the copy of development agreement is submitted only for 112 Decimal. So, there is a shortfall of 250.6 Decimal of the development agreement.
2. A current copy of Jamabandi, current revenue receipt, LPC, and Mutation (Correction slip), in the landowner's name for whole parcels of land.
3. A current copy of NEC (Non-Encumbrance certificate) for whole parcels of land.
4. The details of all the projects taken up by the partners of the firm 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.



5. A certificate from a Chartered accountant is required declaring that no advance/booking amount has been taken from the customers against the current project "Winsome Empire".
6. Name of real estate agent, structural Engineer, and contractor, if any.
7. A statement of assets and liabilities of the Directors 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 250.00 lakh) of the estimated development cost of the project (Rs 2500.00 lakh) to take up the initial cost of the project.
8. Financial statements such as Auditor's report, balance sheet, Notes/schedule of account, Profit & loss statement, and Cash flow for the financial year 2021-22, 2022-23 and 2023-24 which should be certified by the concerned CA as per rule 3 (1) (b) of Bihar Real Estate (Regulation and Development) Rules, 2017.
9. A proforma of agreement for sale which must be as per Bihar RERA Rule 8, with all schedules duly filled in Viz A, B, C, D & E schedules along with CIN No., PAN No. & Aadhar no. of the promoter mentioned in the preliminary portion, Land Details with the name of landowners in Clause "A", Name of Project in "Clause B" and in Schedule "C" booking amount must not be more than 10% as well as in Schedule C payment plan for individually for Block F, G & EWS, must be proportional as per the stages of construction.
10. 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 portal) that came into force for those applications filed henceforth i.e. from 1st August 2023.
11. A copy of the proforma of the conveyance deed.
12. A proforma of allotment letter which should contain the column for parking spaces and date of completion.
13. An affidavit, with the full details of immovable properties of the firm and the details of immovable properties of its partners.
14. A brief detail of the project launched by him, in the past five years a) whether already completed or being developed, b) including the current status of the said projects, c) any delay in its completion, d) details of cases pending, e) details of type of land and f) payment pending as per Section 4(2)(b).
15. A chart in tabular form mentioning the plot-wise area used in Block A, B, C, D, and E, and which plot comes under the current Blocks F, G, and H.
16. The statement of all the three account which should be opened in the name of the project such as RERA Master Account, RERA Project Account, and RERA Promoter Account. And the name of the account contain name of the promoter and name of the project and name of the account along with A/c No. in the following format: e.g.- a. "Name of the Promoter- Project name- RERA Master Account" b. "Name of the Promoter- Project name- RERA Project Account" c. "Name of the Promoter- Project name- RERA Promoter Account".

Place: Patna

Date: 25/03/2025

SEAL



[Signature]
 Authorised Officer
 25/3/25