



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: 122/2024 /552

Date: 29/08/2024

From:

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

To,

Shri Md. Abid Seraj, Director,
A One Construction,
Office at: 101, 1st floor,
A One Shelter, Nosha,
Phulwaeri Sharif, Patna- 801505, Bihar.
Email Id: constructionone31@gmail.com

Sub: Your Application No RERAP269201800915-3 for registration of A One Hasan Plaza, Date: 14.07.2024 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 following information and documents have not been furnished;


1. An online copy of Jamabandi for 5.11 Decimal parcels of land (As you have submitted Jamabandi copy only for 19.39 Decimal of land).
2. A copy of LPC, Current revenue receipt, Mutation (Correction slip), and current Non-Encumbrance certificate for 24.5 Decimal parcels of land.
3. 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.
4. A certificate from a Chartered accountant is required declaring that no advance/booking amount has been taken from the customers against the current project "A ONE HASAN PLAZA".
5. A revised copy of Form B in which name of the Project & Promoter, date of completion of project, and all the names of the landowner in para 1 should be mentioned properly.

6. 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, must be proportional as per the stages of construction.
7. Name of Real Estate Agent, St. Engg, and Contractor with their details, if any.
8. 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 55.00 lakh) of the estimated development cost of the project (Rs 550.00 lakh) to take up the initial cost of the project.
9. Notes/schedule of account, Cash flow, Profit & loss statement, balance sheet, and Auditor's report, for the financial years 2020-21 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.
10. A brief detail of the project 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, details of type of land and payment pending as per Section 4(2)(b).

Place: Patna

Date: 29/08/2024

SEAL


29/8/24
Authorised Officer