



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: 170/2024/ 1036

Date: 20/12/2024

From:

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

To,

Shri Nandan Kumar, Director,
Sai Shiv Ganpati Heritage Pvt. Ltd.
Office at: Ashopur, Danapur Cant,
Patna- 801503, Bihar.
Email id: nandankumar0612@gmail.com

Sub: Your Application No RERAP293201800229-2 for registration of Sai Heights Date: 17.09.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 14.11.2024.

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 online copy of Jamabandi, LPC, Mutation (Correction-slip) and Current revenue receipt for whole parcels of land (As you have submitted old copy of CRR for 22.98 D, Mutation for 19.92 D, and old copy of Jamabandi for 4.6145 Decimal)
2. Non-Encumbrance certificate for 19.80 Decimal remaining land (As you have submitted only for 21.978 Decimal parcel of land.)
3. Notice of Commencement in Form-X, which should be duly stamped by the competent Authority.
4. Financial statement such as Cash flow, and Notes/schedule of account, for the financial years 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.



5. RERA Retention account (70%) which should be opened in the name of the project as per section 4 (2) (1) (D) [As you have submitted but that one indicates the collection account).
6. 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.
7. Name of the Real Estate Agent, Contractor, Architect, and Structural Engg, if any.
8. 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.
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 portal) that came into force for those application filed henceforth i.e. from 1st August 2023.
10. 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 122.5 lakh) of the estimated development cost of the project (Rs 1225.00 lakh) to take up the initial cost of the project.
11. An affidavit, with the full details of movable and immovable properties of this concern along with details of such properties of its directors/ partners/ proprietor/ other entity.
12. The Registration fee of the project should be Rs.- 16907.50/- as per the plot area but the promoter has paid only Rs 10,000/-.. Hence, the promoter is directed to deposit the remaining amount of Rs. 6907.50 in the RERA A/c.
13. Correct data of coordinates of the project site (latitude and longitude).

Place: Patna

Date: 20/12/2024

SEAL



K. Srinivasan
 Authorised Officer
 20/12/24