



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: 172/2024/ 457

Date: 21/01/2025

From:

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

To,

Shri Prabhat Kumar Choudhary, Director,
Makan Developers (I) Pvt. Ltd.,
Office at: Patna Super Market,
1st Floor, Fraser Road, P.S: Gandhi Maidan,
Patna- 800001, Bihar.
Email Id: choudharypk303@gmail.com

Sub: Your Application RERAP294201800325-5 for registration of Vaishali Park Date: 18.09.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 21.11.2024.

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. Clarification on why you have applied for the same project twice. As per the sanctioned map, there are 7 blocks namely A, B, C, D, E, F & G but as per the online application form, only details of 4 blocks namely A, B, C & E have been mentioned. Also, the project with registration no.-BRERAP00325-1/218/R-805/2019 has been registered with RERA, with the same name "Vaishali Park" of your company.
2. A revised permit letter. As per the permit letter permission has been given for the G+6 building, but as per the sanctioned map, Block - D, F, G is of G+7.
3. An online copy of jamabandi for a whole parcel of land in the name of landowners as mentioned in the development agreement.



4. Land possession certificate (LPC) in the name of landowners as mentioned in the development agreement Deed no-348 & 8550.
5. Current revenue receipt (CRR) for a whole parcel of land in the name of landowners as mentioned in the development agreement as the submitted one is one year old.
6. Current non-encumbrance certificate (NEC) for a whole parcel of land in which plot no., khata no., and the area of land should be mentioned as per the development agreement.
7. 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. As per the Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024.
8. Agreement for sale as per RERA, Act, as in the submitted one the Aadhar no of the promoter in the preliminary portion, the name of the landowner & land details in Clause A, and the name of the project in Clause B is not mentioned.
9. Revised copy of Fire NOC as the details like plot no. and khata no and building details do not match with the permit letter.
10. The details of the Rera Retention account (70%) which has been duly stamped by the concerned bank and the bank account should be opened in the name of Project under section 4 (2) (l) (D).
11. 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.
12. Proforma of conveyance deed.
13. A revised copy of Form B in which the name of the Project & Promoter, date of completion of the project, and all the names of the landowner in para 1 should be mentioned as the submitted one does not have the name of the landowners, and date of completion is also wrong.
14. A scanned copy of the notice of Commencement in Form-X of Bihar Building Bye-Laws, 2014 as amended in 2022, which has been duly stamped by the competent Authority.
15. 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.
16. Details of Projects done in last five years a) A brief detail of the project launched by him, in the past five years, b) whether already completed or being developed, c) Including the current status of the said projects, d) any delay in its completion, e) details of cases pending, f) details of the type of land and g) payment pending.
17. The name of the Agent, Contractor, structure engineer & Architect if any.
18. A certificate from a Chartered accountant is required declaring that no advance/booking amount has been taken from the customers against the current project.
19. 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 of the estimated development cost of the project to take up the initial cost of the project.
20. The financial document including Balance sheet, P&L statement, cash flow, Notes on A/C, Auditor's report, and Director's report for financial years 2022-23, 2021-22 and 2020-21.

Place: Patna

Date: 21/01/2025

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[Handwritten Signature]
21/1/25
Authorised Officer

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