

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: 114/2023/44

Date: 6/02/2024

From:

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

To,

Shri Equbal Hussain, Director,
Maurya Height Buildcon Pvt. Ltd.,
Office at: 1st Floor above Canara Bank,
Opp Gaya Club, Gaya- 823001
Email id: equbalhussain@yahoo.co.in
Contact No: 9471659809

Sub: Your Application No. RERAP295201800443_003, for registration of The Imperial Buddha, Bodhgaya, Date: 08.08.2023 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 22.06.2023.

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. Legible Translated copy of Land deeds in Hindi, for total project Plot area as per sanctioned map as land documents relating to the title and other documents reflecting the owners title on the land on which the project is proposed to be developed, have not been found adequate. Furthermore, Land sale deed were not clearly readable.
2. All documents related to Chain of title on Project land till present Landowners as chain of title on Project land was not established. Land documents that were provided were not found adequate enough for clarifying how the title was transferred till present Landowners. Furthermore documents that were provided regarding title of land, like Land sale deeds, etc., were in the name of 03 present Landowners only, namely, 1) Subhash Prasad, 2) Ajay Kumar, 3) Geeta Devi. But as per development agreement, this project is having 06 present Landowners, namely, 1) Md. Khalid Hussain, 2) Md. Hamid Hussain, 3) Subhash Prasad, 4) Naresh Prasad Gupta, 5) Ajay Kumar & 6) Geeta Devi. Moreover, it was found ambiguous.
3. The copy of title of land till present Landowners as there are no adequate documents of inheritance of title also and documents relating to the genealogy or Vanshawali duly signed by C.O, from the beginning.
4. Mutation/ copy of Jamabandi, for total Project Plot area of 19.5 D.
5. Current Land Possession Certificate (LPC), for total Project Plot area of 19.5 D.
6. Full set of revalidated sanctioned maps, duly approved by Nagar Panchayat, Bodhgaya. [As not submitted revalidated sanctioned map sheet having Plot area details & calculations details and only submitted partial sanctioned map sheet.]
7. Clarification regarding the date from which the map was revalidated. A period of 1 year will be considered, extending until which date, with the authorized signatory or stamp of the competent authority. For this project, the validity of the sanctioned map for 03 years has expired. Therefore, the revalidated Sanctioned Maps, duly stamped by Nagar Panchayat, Bodhgaya, are revalidated for 01 year. However, the exact starting date of this




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revalidation is not clear. Additionally, its revalidated Permit letter will expire in 01 year, i.e., on 06/12/23, counted from the date of the Permit letter's signing, which is 07/12/22. Therefore, the Promoter may also need to apply for further revalidation of the revalidated sanctioned maps before the expiry of their revalidated validity of 01 year, to extend it for more years. This is particularly relevant as the expected date of completion as per Form-B is 07/03/2026, but the 01 year revalidated sanction maps will expire on 06/12/23.

8. Notice for Commencement of work (Form-X), as per Bihar Building, Bye Laws 2014, duly stamped by Nagar Panchayat, Bodhgaya, mentioning the date of commencement of work. Moreover, its revalidated Permit letter will expire in 01 year, i.e., on 06/12/23, from the date of Permit letter signed i.e., 07/12/22. Therefore, the Promoter needs to provide adequate details from Competent Authority, mentioning in Form-X, that from which date its revalidated sanctioned maps validity for 01 year will be considered & till which date.
9. Following Statements for the Preceding 03 financial years, ending on 31st March: (a) Annual Report, (b) Audited P & L Statement, (c) Balance Sheet, (d) Cash Flow Statement (e) Director's Report (f) Auditor's report with Annexure (A&B).
10. Name, Photograph, Contact details (contact email & mobile no.) and Address, of another Director Syed Gulrez Alam of the Promoter Company (only if he is Director of Promoter Company).
11. PAN card and Aadhar Card of all Promoter Directors.
12. An amendment fee of Rs.2000/-, along with payment receipt, for updating PAN card & Aadhar Card of all Promoter directors, in the application.
13. Statement regarding assets and liabilities or Net worth Certificate along with statements regarding assets and liabilities, duly certified by CA, of Directors/ Partners / others of the Promoter's entity, on the date of submission of application, to show 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 Project. [As required source of initial funding of the project upto 10% of the Project Estimated cost of development= Rs.52,50,000 & Project Estimated cost of development = Rs.5,25,00,000.]
14. Affidavit cum declaration of no advances from customers, against booking of flats, in current project.
15. Fresh Form-B (Affidavit cum declaration), mentioning name/s of all landowners also in it, after para-1, or showing the legal title of landowner on which the development of proposed project is to be carried out, with date of completion in it in DD/MM/YYYY manner. And mentioning name of Project- 'The Imperial Buddha, Bodhgaya' & all required details also in it. [As earlier submitted Form - B ,was over written with pen, so it may not be accepted.]
16. Fresh Proforma of allotment letter, in office letter pad, with authorised signatory, mentioning column for parking area allotted & date of completion in it.
17. Copy of Proforma of the Conveyance Deed.
18. Corrected Brochure of current Project, mentioning all specifications/ details as per agreement for sale. As earlier submitted Brochure was not accepted because, it was having wrong Project name- 'The Imperial Buddha'. But as per application project full name is 'The Imperial Buddha, Bodhgaya'. And also in Payment plan details, Promoter has wrongly mentioned booking amount as 20%, which cannot be accepted. Payment plant must be proportional & payment at the time of booking shall not be more than 10%.
19. In order to comply decision of Authority vide Notice no.- 115 dated 01/08/2022, Promoter needs to submit 'The details of division of share of the project, available for marketing and selling on Affidavit duly executed between Promoter and Landowner/s, in attached format'.

Place: Patna
Date: 06/02/2024


06/02/24
Authorised Officer



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