

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: 90/2023/281

Date: 07/08/2023

From:

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

To,

Shri. Vijay Kumar Singh, Director,
Nivaan Homes Pvt. Ltd.,
Office at: Flat No: 301, Ganpari Heights,
Lekha Nagar, Near D.A.V. School,
Patna- 801105, Bihar.
Email id: singhviresh0074@gmail.com

Sub: Your Application No. RERAP20230512296_005, for registration of Nivaan Paradise, Date: 26.06.2023 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 20.07.2023.


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. Legible copy of the sanctioned building map/plan.
2. The Bank account should be opened in the name of Project "Nivaan Paradise" as the bank account has been opened in the name of the company which is not correct as per section 4 (2) (I) (D).
3. Current LPC.
4. A statement of assets and liabilities of the Directors /Partners/Proprietor 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 18 lakh) of the estimated development cost of the project (Rs 181.61 lakh) to take up the initial cost of the project (As you have submitted the Net worth certificate does not show the assets & liability). A draft of the Brochure/ prospectus of the project which should contain specifications, amenities, and a payment plan as per the agreement for sale.
5. A proforma of allotment letter which should contain a column of parking space and date of completion.
7. Name of the Real Estate Agent and Contractor, if any.
8. A certificate from a Chartered accountant is required declaring that amount of borrowings shown in balance sheet is not due to advance/booking amount taken from the customers against the project "Nivaan Paradise".
9. As Promoter is newly established entity IT>Returns of the preceding three FY for both directors are required.

Place: Patna

Date: 07/08/2023


07/08/23.
Authorised Officer

SEAL

