

**FORM 'D'**

[See rule 5(2)]

**INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT**

Letter No: 80/2023/377

Date: 31/07/2023

From:

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

To,

Shri. Ajay Kumar Agarwal, Director,  
DERA Infratech Pvt. Ltd,  
Office at: C/o: Ajay Kumar Agarwal,  
H.No: 79/40, K.P. Road, Near Kiran Cinema,  
Gaya- 823001. Bihar.  
Email id: [derainfratech@gmail.com](mailto:derainfratech@gmail.com)

Sub: Your Application No. RERAP30330512286\_001, for registration of Ramashrya Dera, Date: 14.06.2023 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 13.07.2023.

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. A copy of the proforma of the conveyance deed as per section 4(2)(g).
2. Revised Form B as content of Para 1 and 2 of Form B has been changed.
3. 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 24.8 lakh) of the estimated development cost of the project (Rs 248.67 lakh) to take up the initial cost of the project.- Not submitted a statement of assets and liabilities instead of this promoter has submitted an A/C statement in the name of the firm.
4. Revised copy of Proforma of Agreement for Sale as content from Para A to L after "Whereas" in the revised copy of the Agreement for sale has been either changed or deleted, project name "RAMASHRYA DERA" not mentioned in Clause B.
5. A copy commencement letter in Form X, duly signed and stamped by the concerned Competent Authority with date of commencement in a dated format.
6. 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 while the promoter has stated that Sri Ajay Kumar Agrawal served as a director in M/S Goldfish Developer Pvt. Ltd. for the project "Kamal Bagh." After the completion of the project, the company had been struck off, and at the present time, he is only serving as a director in Dera Infratech Pvt. Ltd.



*[Handwritten signature]*

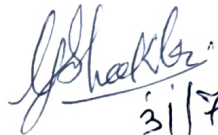
- However, requisite information is still required, as the promoter has liability in the previous project as a director up to the extent, he is liable for any occurrences. The project earlier taken up was registered with RERA and needed to be completed in 2019. No QPRs/completion Certificate or company dissolution has been uploaded on the website.
7. A copy of the LPC and current revenue receipt of 16.80 Decimal parcel of land in the name of both landowners. -Submitted in the name of landowners for khata no.-191, plot no.-1071 having an area of 4.8 Decimal only while the project would require 16.8 Decimals of land (as per sanctioned map).
  8. A copy of Mutation/Jamabandi in the name of Sri Abhishek Kumar (as the land deed of 12 Decimal provided by the promoter shows the land is owned by Sri Akhilesh Kumar) has been submitted in the name of landowners for khata no.-191, plot no.-1071, having an area of 4.8 Decimals only, while the project would require 16.8 Decimals of land (as per the sanctioned map)."

Place: Patna

Date: 31/07/2023

SEAL



  
31/7/23  
Authorised Officer