

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: 88/2023/  402

Date: 23/08/2023

From:

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

To,

Shri Vikash Gaurav, Marketing Manager,
Regency Buildwell Pvt. Ltd.
Office at: H/o: Sumitra Devi, Jagdeo Path,
Bailey Road, Opp- Sidhartha Apartment,
Patna – 800014, Bihar.
Email id: mailregency@gmail.com
Contact No: 9473032189

Sub: Your Application No. RERAP291201800135_005, for registration of Regency Palace, Date: 22.06.2023 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 01.08.2023.

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 sanctioned map has been submitted. It appears that it has been approved for a total plot area of 610.16 square meters, which is equivalent to 15.08 decimals. However, the development agreement indicates only 14 decimals of land area. Moreover, all other land documents, such as Mutation/Jamabandi documents, LPC, Revenue receipt, and NEC, indicate only 14 decimals of land. You needed to submit the Development Agreement and other land documents, including Mutation/Jamabandi documents, LPC, Revenue receipt, and NEC, for an area of 15.08 decimals of land. However, the documents were not submitted.
2. The revenue receipt is old, covering payments up to 21-22; it should be updated to cover at least until 2022-23. The LPC should be currently issued. Additionally, both documents should pertain to the 15.08-decimal land area.
3. An amendment fee of Rs. 1000/- for the correction of the CIN number of M/S Regency Buildwell Pvt. Ltd was not paid.
4. Notes/schedule of accounts for the three preceding financial years should be provided, as per rule 3 (1) (b) of the Bihar Real Estate (Regulation and Development) Rules, 2017. The same had not been submitted.
5. An amendment fee of Rs. 1000/- for the amendment in the common amenities work in the common areas. Although the promoter is responsible for water supply, sewage and drainage systems, solid waste management and disposal, and fire safety requirements, including the electricity supply transformer and sub-station in the building, these have not been proposed in the application. The fee was not paid.





6. An amendment fee of Rs. 1000/- for the correction in the total project cost and the percentage of land cost in the project cost. Both items have been marked as "NAN" in the online application. The fee was not paid.
7. An amendment fee of Rs. 1000/- for the correction in the profiles of the promoters, Smt. Sumitra Devi and Sri Binda Prasad Singh. The fee was not paid.

Place: Patna

Date: 25/08/2023

SEAL



[Signature]
23/8/23
Authorised Officer