

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: 92/2023/399

Date: 22/08/2023

From:

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

To,

Shri Pramod Kumar Tiwari, Director,
Subh Swastik Mega Projects (OPC) Pvt. Ltd.,
Office at: S.D. Complex, Plot No: 292,
Near Abhimanyu Nagar School,
From Bailey Road to AIIMS Nahar Road,
Danapur, Patna- 801503, Bihar.
Email id: admin@subhswastik.in
Contact No: 9334457237

Sub: Your Application No.RERAP20230612349_002, for registration of Swastik City, Date: 30.06.2023 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 17.08.2023.

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. Permit letter issued by competent authority & Sanctioned maps of the proposed project duly approved by Competent Authority. As earlier submitted document was not duly approved by concerned map passing competent authority.
2. 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. Moreover, Project Information page of RERA Portal indicates that the total Project Land Area is 4548.07 Sq. M equivalent to 112.40 D, bearing Survey Plot No: 852, 853, 854, 855, 856, 857, 859, 860, 872, 873, 874, 875, 898, 899 & Khata No.- 123, 149, 92, 107, 92. But only Plot nos.-874, 875 & 854 was mentioned in submitted Project Site Plan. So, details regarding plots nos. of this project are not clear.

No development agreement was submitted by Promoter. Instead, Promoter had written in application, that Project Land Area was owned by Promoter only. However to prove this, documents relating to the title of whole parcel of land and other documents reflecting the title of owners on the land, on which project is proposed to be developed, have not been found adequate, for total project plot area of 112.40 D.

4. Total Land deeds/ Khatiyani, for total project Plot area of 112.40 D. Moreover Promoter had only Submitted 02 Absolute sale deeds & 01 deed of agreement for sale which is only valid for



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- 05 years, for total part plot area of 56.375 D only. So these documents have not been found adequate & total project plot area as per Site Plan & application is 112.40 D.
5. Documents relating to Land use certificate, Mutation papers/ Jamabandi, Current revenue receipt, current Land Possession Certificate (LPC), Non-Encumbrance Certificate (NEC), of whole parcel of land.
 6. Proforma of Conveyance Deed & Notice of Commencement (Form-X), duly stamped by Competent Authority.
 7. Affidavit in Form-B, mentioning the 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.
 8. Bank Account in the name of project 'Swastik City'.
 9. Details of all the projects taken up by the Directors/Promoters of the Promoter's entities in other capacities was not submitted, either individually or as part of other entities, during the last five years along with details of cases filed against the projects if any under the provision of Section 4(2)(b) read with Rule 3(1)(g) of the Bihar RERA Rules.
 10. Name of Agent (if any) and Contractor (if any).
 11. Proforma of Agreement for sale, mentioning all schedules. As earlier Schedule E was not submitted.
 12. Brochure of current Project or Draft copy of Brochure of current Project- Swastik City, with all details, had not been submitted.
 13. In order to comply decision of Authority vide Notice no.- 60 dated 06-07-2022, an Affidavit stating therein the proportion of the Share of Promoter including the number of blocks / shops / flats / plots / etc. in the project and which are exclusively available in the share of the Promoter for marketing and selling.
 14. Statement regarding Assets & Liabilities/ Net worth certificate, duly certified by CA, of Director partners others of the Promoter's entity, on the date of Submission of application to Show financial worth of promoter to carry out the project.
 15. ITR of 2020-21 (Assessment Year 2021-2022) and 2021-2022 (Assessment Year 2022-2023) of Promod Kumar Tiwari. (As submitted only for ITR of 2019-2020.)
 16. The status of Piyush Tripathy in the company. As their name is neither found in the list of Directors nor in the name of contact person as per online application.
 17. Photographs, PAN & Aadhar, addresses, Contact No and Email Id of Piyush Tripathy & also not submitted an amendment fee of Rs 1000/, which should be deposited in RERA A/c.
 18. Certificate from CA, Stating that no advance has been taken from customers against the current project- Swastik City.

Place: Patna

Date: 22/08/2023

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22/8/23
Authorised Officer