

## INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: 93/2023/ 400  
2

Date: 22/08/2023

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 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](mailto:admin@subhswastik.in)  
Contact No: 9334457237

Sub: Your Application No. RERAP20230612349\_003, for registration of Swastik Moti Vatika,  
Date: 15.07.2023 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. Name of Competent Authority was not provided. As in application it was only mentioned 'Muzaffarpur' as Competent Authority name in the application, neither submitted any building permit letter or sanctioned maps, so its authenticity could not be verified yet.
2. An amendment fee of Rs.1000/-, along with payment receipt, for correcting the name of Competent Authority in application.
3. Permit letter issued by competent authority & Sanctioned maps of the proposed project duly approved by Competent Authority. Moreover earlier submitted document was not duly approved by concerned map passing competent authority.
4. 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, details regarding Plot nos. & Land deeds for all plot nos. of this project were not clear. Furthermore, Project Information page of application & unsanctioned Site Plan of Project, indicated that, total Project Plot Area is 1496.79 Sq. m., equivalent to 36.99 D, bearing Plot Nos.- 803, 813, 814, 834, 842, 871, 3995 & Khata No.- 111, 50, 534. But only 01 Agreement for sale was provided, for Plot no.-871 only, in place of all Plot nos. Land deeds.
5. 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 nos.- 803, 813, 814, 834, 842, 871 & 3995, as mentioned in un approved sanctioned maps, having total plot area of 36.99 D.

6. Total Land deeds/ Khatiyan, for all Project Plot nos.- 803, 813, 814, 834, 842, 871 & 3995, as mentioned in sanctioned maps. Moreover Promoter had only Submitted 01 agreement for sale, for part plot no.-871 only, for plot area of 37 D. So, these documents have not been found adequate. As per Site Plan & application total project Plot nos. are 803, 813, 814, 834, 842, 871 & 3995, for total plot area of 36.99 D.
7. 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 of Project, i.e. for Plot area of 36.99 D.
8. Notice of Commencement (Form-X), duly stamped by Competent Authority.
9. Proforma of the Conveyance Deed.
10. 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.
11. Bank Account in the name of project 'Swastik Moti Vatika'.
12. ITRs for FY 2021-22 of Pramod Kumar Tiwari, also along with Statement regarding Assets and Liabilities / Net worth certificate, 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 Project Estimated cost of development = Rs.10,00,000 & required min. 10% of it = Rs.1,00,000, as per application.]
13. 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.
14. Name of Agent (if any) and Contractor (if any).
15. Proforma of Allotment Letter, in office letter pad & with date of completion mentioned in it.
16. Proforma of Agreement for sale, mentioning all schedules.
17. Brochure of current Project or Draft copy of Brochure of current Project- Swastik Moti Vatika, with all details.
18. 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, had not been submitted.

Place: Patna

Date: 22/08/2023

SEAL



*[Signature]*  
22/8/23  
Authorised Officer