

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: 118/2023/54

Date: 29/02/2024

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 Prashant Kumar (Authorised Person)  
Begusarai Infrastructure Private Limited  
C/o – Ram Pukgi Devi, W/o – Man Mohan Roy,  
Near GyanBharti School, N.H. – 31,  
Harrakh East, Brgusarai, Bihar - 851101  
Email Id: [cabharti.patnaoffice@gmail.com](mailto:cabharti.patnaoffice@gmail.com)

Sub: Your Application No. RERAP20230712369\_003, for registration of Bhavya City, Date: 17.08.2023 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 07.12.2023.

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/plan passed by the competent authority.
2. Development agreement for whole parcel of land as per sanctioned map
3. Notice of Commencement in Form-X of Bihar Building Bye-Laws, 2022 duly stamped by the competent Authority.
4. LPC, and Jamabandi of the parcel of land as per Development Agreement.
5. Details of the bank account opened in the name of Project "BHAVYA CITY" under section 4 (2) (I) (D).
6. A certificate from a Chartered accountant that declaring no advance/booking amount has been taken from the customers against the current project.
7. 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 157 lakh) of the estimated development cost of the project (Rs 1571.165 lakh) to take up the initial cost of the project.
8. Proforma of conveyance deed.
9. An amendment fee of Rs 1000/- for the correction in promoter details. (As the two directors are engaged with this firm while only one name of the director is added on the RERA web portal) and also provide details such as photographs, contact no., email ID, DIN, and address.
10. Name of real estate agent and contractor, if any.
11. Revised copy of Form B, in which the landowner name in para 1 and date of completion should be mentioned properly.
12. A proforma of agreement for sale which must be as per RERA Rules with all schedules duly filled in Viz A, B, C, D & E schedules along with CIN No., PAN No. & Aadhar no. of the promoter mentioned in the preliminary portion, Land Details with the name of landowners in



Clause "A", Name of Project in "Clause B" and in Schedule "C" booking amount must not be more than 10% as well as in Schedule C payment plan must be proportional.

13. Memorandum of the division of share between Promoter and landowner available for marketing and selling on Affidavit cum declaration in prescribed format duly signed by Promoter and Land Owner in the light of OO No115 date 01/08/20239 available on RERA portal) that came into force for those application filed henceforth i.e from 1st August 2023.

Place: Patna

Date: 09/02/2024

SEAL



*Sheela*  
29/2/24  
Authorised Officer