



**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,  
Shastri Nagar Patna – 800023

**FORM 'D'**

[See rule 5(2)]

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

Letter No: 123/2024 1579

Date: 06/09/2024

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 Prem Prakash Verma, Director,  
Rakshit Construction Pvt. Ltd.,  
Office at: 55, Aunghara Narayan Patha,  
Near Alpana Market, Boring Road,  
Patna- 800013, Bihar.  
Email Id: [ppverma59@gmail.com](mailto:ppverma59@gmail.com)

Sub: Your Application No RERAP07112024181706-1 for registration of Nandtara Apartment, Date: 15.07.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 04.09.2024.

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. Valid copy of sanctioned Map/plan and permit letter which have been duly stamped and signed by the concerned competent authority. As the map submitted was passed by the Architect in the year 2014 and now it is not valid. Map though is illegible indicates that it was passed on Khata No 205 & 207, plot no. 1154 & 5166 on land area of 472.2 Sqm. area.
2. Notice of Commencement in Form-X of Bihar Building Bye Laws, 2014, duly stamped by the competent/map approving Authority.
3. A bank account in the name of Project "NANDTARA APARTMENT" under section 4 (2) (I) (D) and a copy of details of it may be submitted.



*K. Srivastava*  
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4. Details of the total amount of money collected from the allottees and the total amount of money used for the development of the project including the total amount of balance money lying with the promoter. In case no unit is booked or sold or advance taken then a certificate from a Chartered accountant declaring that no advance/booking amount has been taken from the customers against the project "NANDTARA APARTMENT" is required.
5. Details of all the projects taken up by the Directors of the Company in other capacities, either 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 and orders passed in the cases.
6. 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 to the proposed project.
7. Proforma of conveyance deed.
8. Proforma of allotment letter which should contain a column for parking space and date of completion.
9. Non Encumbrance Certificate (NEC) for whole parcel of land.
10. Online copy of jamabandi for whole parcel of land in the name of landowners as mentioned in the development agreement.
11. Current revenue receipt for whole parcel of land in the name of landowners.
12. NOC from AAI . As per the location (Latitude and longitude) provided by you, the project lies in the red zone.
13. Memorandum of 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, as per office order. No.- 115, dated 01/08/2023 (available on RERA portal).
14. The promoter shall disclose the size of the apartment based on carpet area even if earlier sold on any other basis such as super area, super built-up area, built-up area, etc. which shall not affect the validity of the agreement entered into between the promoter and the allottee to that extent.
15. As per Rule 4, for projects that are ongoing and have not received a completion certificate, on the date of commencement of the Act, the promoter shall, within a period of three months of application for registration of the project with the Authority, deposit in the separate bank account, seventy percent, of the amount already realized from the allottees, which have not been utilized for construction of the project or the land cost for the project as required under sub-clause (D) of clause (i) of subsection (2) of section 4, which shall be used for the purpose specified therein. Unutilized money may be deposited accordingly in a bank account and evidence may be shown.



*K. Nivastan*  
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16. The status of the project (extent of development carried out till date and the extent of development pending) including the original time period disclosed to the allottee for completion of the project at the time of sale including the delay and the time period within which he undertakes to complete the pending project, which shall be commensurate with the extent of development already completed, and this information shall be certified by an engineer, an architect and a chartered accountant in practice.
17. Details of Projects done in last five years a) A brief detail of the project launched by him, in the past five years, b) whether already completed or being developed, c) Including the current status of the said projects, d) any delay in its completion, e) details of cases pending, f) details of the type of land and g) payment pending.
18. A penalty of Rs. 7,00,000/- (Rupees seven lakhs only) has been imposed on your project for violation of section 3 of "Real Estate (Regulation and Development) Act, 2016". Hence you have been directed to deposit the penalty amount in the bank account of the authority (A/c no 2968000101053609, IFSC code: PUNB0296800, Branch-Punaichak, Patna) and submit proof of it.

Place: Patna

Date: 06/09/2024

SEAL



*K. Srivastava*  
6/9/24  
Authorised Officer