

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No.29/2023/192

Dated -06.04.2023

From:

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



To,

Smt. Mamta Singh, Director,
Castland Pvt. Ltd.
Office at: C/o: Sanjiv Kumar Singh,
Maheshwar Bhawan, H.No: 08,
Hanuman Nagar, Punaichak,
Patna- 800023, Bihar.
Email ID: bablusingh4141@gmail.com

Sub: Your Application No. RERAP11052022205511-1, for registration of Beni Enclave, Dated: 26.02.2022 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 03.04.2023.

Sir,

You are hereby informed that your application for registration of the project, as above, is rejected for the reasons set out as:


- A. Revised proforma of allotment letter indicating column for details of parking area allotted and date of completion of the project.
- B. Revised Proforma of conveyance Deed, as the project address is wrongly mentioned in submitted earlier.
- C. Name and details of Architect, structural Engineer, Contractor and Agent (if any).
- D. Brochure of the project or draft Brochure of the project must be submitted.
- E. Execution of Development Agreement has been done by Smt. Lalita Sinha and Sri Bijendra Kumar. In this connection title of landowner should have to be shown in Mutation order, LPC, Current Revenue rent receipt in the name of executer landowners. Kindly procure and submit the above said documents in the name of landowners.
- F. Income Tax Returns (ITRs) of every individual Director/Partner/Other for the preceding three years in place of non-fulfilling of condition of Rule 3(b) owing to being newly formed entity. For Directors viz Mrs. Mamta Singh IT return of AY 22-23, For Navjeet Kumar IT return of AY 21-22 and for Ranjan Kumar IT returns of preceding three years required.

- G. Statement regarding assets and liabilities of Directors/Partners/Proprietor/ Others of the Promoter's entity on the date of submission of application duly certified by CA, to show financial worth of the Promoter to meet at least ten percent (25.3 lacs) of the estimated development cost of the Project (253 lacs) to take up the initial cost of Project.
- H. Promoter needs to submit the details of all the project taken up by the directors/ Promoters of the promoter entities during last five years along with details of cases filed against the project, if any, under the provision of 4(2) (b) of the Act read with Rule-3(g) of the Bihar RERA Rules.
- I. An affidavit stating therein the proportion of the share of promoter including the number of flats etc in the project which are exclusively available in the share of the promoter for marketing and selling.
- J. GST No. if any.

Your application has been rejected due to the reason set out as above mentioned.

Place: Patna

Date:-06.04.2023


06/04/23
Authorised Officer

SEAL

