

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No.200/2022/02

Dated- 06.01.2023

From:

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



To,

Shri. Pramod Kumar Gupta, Director,
Redefine LoaylaRelaity Private Limited,
Office at: 1351 E 1, Gali No 13,
Govindpuri Kalkaji,
New Delhi -110019
Email ID:sanjeev.kumar@loyalagroup.com

Sub: Your Application No. RERAP207201800633-3 for registration of Loyala Valley Kudra,
Dated: 09.11.2022

Sir,

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

- A. Legible authenticate copy of map and layout plan approved by the competent authority.
- B. Permit letter of Map/Plan approved by the competent authority.
- C. Notice of commencement in Form X.
- D. Non Submission of amendment fees of Rs.1000 for adding third director (Sanjay Kumar Gupta) details in the application
- E. Bank account in the name of the project.
- F. Balance Sheet, Profit and Loss account and Auditor's report of FY 2021-2022.
- G. Details of project launched by the promoter in the past five years, whether already completed or being developed, as the case may be including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payment pending.
- H. Revised Form- "B" mentioning the name of the land owner in para-1 as the documents submitted by the promoter reveal those on the names of the person other than the company or its Directors.

- I. Revised Proforma of Agreement for sale mentioning land details in clause-A and project name in the clause- B.
- J. Non-Submission of some of the land deeds for the plot no as mentioned in the application that should be equal to 1666.97 Decimal as mentioned in the application.
- K. Non-Submission of some of the Current Revenue Receipts for total plot area 1666.87 Decimal as mentioned in the application.
- L. Current NEC of all plots.
- M. Promoter's explanation with an affidavit stating therein the details of Sources of fund equivalent to 10% of the total Development cost of the plotted project to undertake at least the initial work of the project. (As in Balance Sheet FY 2020-21 cash & cash equivalent in Rs.3,68,938 while the total estimated cost of development of the Project is Rs.530 Lakhs)
- N. Jamabandi/Mutation of Rakba of 972.50 Decimal.
- O. LPC for some of the plots as mentioned in the application.
- P. Permission letter of conversion of Agricultural land into commercial land.
- Q. An affidavit with details of documents reflecting the title of owners on the land on which plotted development project is proposed.
- R. An affidavit stating therein the proportion of the shares of promoter including the number of blocks/shops/Plots etc in the project and which are exclusively available in the share of the promoter for marketing and selling (This information would be inserted in the Registration certificate by RERA, Bihar) as the documents submitted reveal those on the names of the person other than the company or its Directors.

These deficiencies were communicated to you vide letter no.200/2022/900, dated 20.12.2022 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 03.01.2023 but till date you have not complied yet.

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

Place: Patna

Date: 06.01.2023

SEAL



[Handwritten Signature]
06/01/23
Authorised Officer