

## INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No.224/2022/101

Dated 06.03.2023

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, Bihar.



To,

Shri. Alok Kumar, (Director),  
Shri. Rana Ranvir Singh, (Director),  
Shri. Satwik Singh, (Authorised Representative),  
M/s. Agrani Homes Private Limited,  
Office at: House No: 15, Patliputra Colony,  
Patna-800013, Bihar.  
Email ID: [info@agranihomes.in](mailto:info@agranihomes.in), [alokagranibihar@gmail.com](mailto:alokagranibihar@gmail.com)

Sub: Your Application No. RERAP2311201700011-26 for registration of Agrani Sitaram Rai Vihar. Dated: 17.12.2022.

Sir,

You are hereby informed that your application for registration of the project has been examined by the Authority. The following documents are missing:

- A. Annual report including audited profit and loss account, balance sheet, cash flow statement, directors report and the auditors' report of the promoter for the immediately preceding three financial years; and where annual report is not available, the audited profit and loss account, balance sheet, cash flow statement and the auditor's report of the promoter for the immediately preceding three financial years.
- B. Details of Projects done in last five years by Promoter and also Details of Projects done in last five years by all the directors separately of the Promoter company, mentioning following details: 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 type of land and g) payment pending.
- C. Non-Submission of the details of all the projects taken up by the Directors/Promoters of the Promoter's entities in other capacities, 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.

- D. Details of source of initial funding of the project up to 10% of the total estimated cost of development of the Project or statement of Assets and Liabilities duly certified by CA of the Directors of the company.
- E. Name, photograph, contact details & address of the 3rd Director Shri. Rana Ranvir Singh.
- F. Copy of the PAN card and Aadhar Card of 3<sup>rd</sup> Director Rana Ranvir Singh.
- G. Name of Structural Engineer/s, Architect, Contractor (if any) and Agent (if any).
- H. Mutation order of land.
- I. Current Revenue Receipts, for total Plot area as mentioned in application.
- J. Land Possession Certificate of land.
- K. 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.

Further, the documents filed by you have been found deficient on the following counts:

- a) Legible copy of the full map sanctioned by the Competent Authority in the name of the promoter.
- b) Bank account in the name of Project of the promoter
- c) Legible copy of Proforma of Agreement for sale, mentioning all Schedules (as Schedule-C & Schedule-D are missing.)
- d) Legible copy of Land Deed translated in Hindi Language for further details.
- e) Legible copy of Development Agreement
- f) Current Non-Encumbrance Certificate [NEC], for total Plot area as mentioned in application and map.
- g) NOC from Fire Service Authority, legible copy.

The Authority also observes that the track record of the Promoter is not satisfactory and may adversely affect the interest of prospective buyers of the current project as the promoter failed to complete a large number of its project within the timeline declared to RERA, and has also failed in complying with large number of orders passed by the Authority in the complainants filed by the home buyers/allottees of the multiple projects of the promoter company. It notes that there has not been any improvement in the status of compliance of the pending orders at the end of the promoter. The promoter has failed to obtain the completion certificate or the occupancy certificate, and to make it available to the allottees individually or to the association of allottees.

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

Place: Patna

Date: 06.03.2023

SEAL



*[Handwritten Signature]*  
06/03/23  
Authorised Officer  
*[Handwritten Initials]*