

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No.57/2023/311

Date: 21.06.2023

From:

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

To.

Shri. Dinesh Kumar Tiwari, Director,
Technoculture Building Centre Pvt. Ltd.,
Office at: 417 & 419, 4th Floor, Ashiana Towers,
Exhibition Road, Patna-800001, Bihar.
Email Id: advravisshankarphc@gmail.com
Contact No: 9386256145



Sub: Your Application No. RERAP2311201700015-100, for registration of Vastu Vihar Gaya PH-07, dated: 24.04.2023 and hearing held under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 19.06.2023.

Sir,

You are hereby informed that your application for registration of the project, as above, is rejected for the reasons that following information & documents have not been furnished.

- A. Map and Permit letter issued in February, 2023 bears the stamp of Nagar Panchayat, Bodh Gaya, while it has already been upgraded to Nagar Parishad a couple of years back.
- B. Mauja Matihani of Bodh Gaya, where Project is to be developed, is not covered under the jurisdiction of Municipal Area /Planning Area of Nagar Parishad, Bodh Gaya. Evidence that it is under the jurisdiction of competent authority who has passed the map.
- C. Explanation on mismatch between Map and Permit letter so far as the Khata and Khesra numbers are concerned..
- D. Explanation on mismatch between land area of Map/Permit letter and the area mentioned in application and land documents submitted. Area as per permit letter for all seven maps is 7600 Sq. Ft. while total area as per Application is 4574.53 Sq. Mt.
- E. Explanation and Revised documents Land documents are indicating only 4 plot nos. 32,33,46 and 47 and 2 kata nos 53 and 111 while map indicates 9 Plot No. 23,24,29,30,31,32,33,46,47 and 4 khata nos.53,111,142 and 187.
- F. Fresh 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", and in "Schedule C" payment plan must be proportional according to the construction stage of the proposed project.(Given payment plan is according to the booking)

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- G. An amendment fees of Rs.1000 to amend the details for “Solid Waste Management and disposal”; the prescribed amenities to be in the scope of the promoter not for the local authority
- H. Brochure/Prospectus of current Project or Draft copy of Brochure of current Project which includes the Proposed Plan indicating Design, specifications, legend, etc. & Blank Space For RERA registration number. Brochure should indicate project location and revised payment plan as per the level of construction.
- I. Name of Agent (if any) associated with this project.
- J. Amendment fees of Rs 1000 to modify the Building details as in the sanctioned map there are 53 flats(Yamuna Bungalow – G+1- 12 no, Simplex Bungalow – G+0- 13 no, Jayanti Bungalow- G+1- 08 no , Kaveri Bungalow- G+1- 08 no, Godavari Bungalow- G+0- 08 no, Ambika Bungalow- G+2- 01 no, Simplex Bungalow- G+1- 03 no) while you have stated as 35 number of bungalows.
- K. A revised Permit letter which must contain the Plan case number and the details about the number of bungalows and their respective areas.

Place: Patna

Date: 21.06.2023

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Abirant
Authorised Officer

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