

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No.177/2022 /888

Dated 29/11/2022

From:

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



To,

Shree Purushotam Pandey, Partner,
Urmila Homes JV,
Office at: Pagambarpur, Kolhua, Ayachi Gram,
Near Bariya Bus Stand,
Muzaffarpur-842003, Bihar
Email ID: iveomuz@gmail.com

Sub: Rejection of your Application No. RERAP304201800351-3 for registration of SHIVRAJ TOWER,
Dated: 17.09.2022.

Sir,

You are hereby informed that your application for registration of project, as above, is rejected as withdrawn for the reasons set out: -

- A. Copy of registered agreement under which the JV Urmila Homes JV, which is a joint venture of two companies Gen X Homes Pvt Ltd and Urmila Homes Pvt Ltd has been formed.
- B. The copy of resolution of the boards of both the parent companies vide which signatories have been authorized to enter into agreement.
- C. Name of the Authorised representative of Urmila Homes JV has not been mentioned in the agreement.
- D. Map submitted is illegible and hence discrepancy in calculating actual site area and sanctioned floor area cannot be determined.
- E. As per the Permit letter and application, the size of the plot is 632 Sq. M. while development agreement and NEC submitted indicate that land available is only 495.69 Sq. M., 12.25 Decimal. Promoter needs to explain the same with the supporting evidence(s).
- F. As per the Permit letter of Map, G+4 has been passed but the application indicates 5 floors. The application needs to be corrected along with a fee of Rs. 1000.00.
- G. The promoter didn't clarify whether NOC from the Fire department is required.

Shastri

- H. Proforma of Agreement for Sale should contain the PAN of Urmila Homes JV and schedule C should be corrected as it contains payment even at the level of 10th and 11th floor while the map sanctioned is for G+4 only.
- I. The copies of land deeds/ khatiyani, Mutation Order, LPC, Current Revenue Receipt.
- J. Copy of Brochure/ Prospectus of the Project.
- K. Financial Documents indicate that it is a loss making firm for the last three years continuously. However, the promoter didn't provide source of fund to initiate the construction work of the Project.
- L. Promoter has not furnished the earlier project details and their completion status. He has also not furnished the status of complaint cases pending against them, if any.
- M. Application contains the name of Sri. Rakesh Ranjan and Sri. Anupam Kumar two Directors of one of the parent company namely Genx Homes Private Limited and Sri. Purushotam Pandey of another parent company namely Urmila Homes Private Limited. However, name and details of another Director Sri Samar Ali of this company is not there.
- N. Authenticated copy of Aadhar Card & PAN Card of all 3 Partners of Urmila Homes JV.
- O. Scanned copy of Bank Pass Book/ Statement of Bank account in the name of project.
- P. Name of Structural Engineer/s & Contractor, if any.
- Q. Revised Form-B with signature of promoter on affidavit.
- R. Estimated cost of development should be written in Lakh. The estimated cost of land (in lakh) should also be furnished along with a fee of Rs,1000 for correction in the application.
- S. An affidavit stating the proportion of the shares of the promoter which are exclusively available for the promoter for marketing and selling and the number of blocks/shops/plots etc in the project.

These deficiencies were communicated to you vide letter no.177/2022/849, dated 07.11.2022 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 18.11.2022 but till date you have not complied yet.

Your application has been rejected as withdrawn due to the reason set out as above mentioned with the liberty that you may apply again for the registration of the same project in future along with requisite documents and no fees would be charged.

Place: Patna

Date: 29.11.2022

SEAL



[Handwritten Signature]
29/11/22
Authorised Officer