

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Double Bench of Mr. R.B. Sinha & Mrs. Nupur**

**Banerjee, Members**

**Case No: RERA/PRO/REG.1164/2019**

**Authorized Representative of RERA**

**Vs.**

**M/s Sai Shrinkhala Developers Pvt. Ltd**

**Project: Subh Sai Sidheshwar Dham**

**02/09/2021**

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**01/12/2021**

**ORDER**

The Authorized Representative informs the bench that hearing under Section 5 (1) (b) of the Real Estate (Regulation and Development) Act 2016 for Rejection of the Application for Registration of the project Subh Sai Sidheshwar Dham had taken place on 12/08/2021. Mr. Nitin Kumar, Director of the respondent company was present in the hearing.

Mr.Nitin Kumar had submitted that the aforesaid project is situated between Gaya and Bodhgaya. He had submitted that there was a direction to freshly apply for sanctioning of map. He further submitted that there are 28 Bungalow and 90% of work had been completed in each Bungalows. He further submitted that there was some issue in the approval of map.

Respondent had prayed for time and had further prayed not to reject the registration as possessions have to be handed over to the allottees have purchased the bungalow by taking loan.

Authorized representative of RERA during hearing on 12/08/2021 had informed the Bench that the respondent had not submitted duly approved map, details of earmarked bank account in the name of project, land related documents including non-encumbrance certificate and revenue receipt of the land, financial statement including balance sheet, profit and loss account and auditor's report. He had further informed the Bench that the landowner had served a legal notice to the promoter informing that he was

taking possession of the land. The respondent Director had prayed for 1 month to file reply with all the requisite documents.

The Bench had directed the respondent to submit the reply and concerned documents within 3 weeks, failing which his application of the project will be rejected.

The Authorised Representative informs the bench that the promoter has not submitted any document till now and hence his application for registration of the project should be rejected.

The Bench orders rejection of the application.

**Sd/-**

**RB Sinha  
(Member)**

**Sd/-**

**Nupur Banerjee  
(Member)**

**As amended on 01.12.2021.**