

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Full Bench of Mr. Naveen Verma, Chairman,**

**Mr. R.B. Sinha & Mrs. Nupur Banerjee, Members**

**Case No: RERA/PRO/REG.661/2018**

**Authorized Representative of RERA**

**Vs.**

**Sanjay Kumar Kanodia**

**Project: Lake View Apartment, Darbhanga**

**05/07/2021**

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**01/12/2021**

**ORDER**

Hearing taken up through video conferencing. No one has turned up on behalf of the respondent company.

It has come to the knowledge of RERA that the respondent, Mr. Sanjay Kumar Kanodia has died. It is further observed that the respondent had given in their reply that the aforesaid project is complete.

Hon'ble Member, Mr R.B. Sinha briefed that in 2018 RERA had requested the State Government not to register any incomplete flat under the Registration Act, 1908. The State Govt. amended the Act in August 2018 that without RERA registration, no flats would be registered. However, in August 2019, the State Government again amended the Registration Act by providing that in a project, if any single flat was registered prior to RERA coming in force, registration of other flats of the project would be permissible even without the project being registered with RERA.

**Hence the registration of the aforesaid project is rejected.**

**Sd/-**

**R.B. Sinha  
(Member)**

**Sd/-**

**Naveen Verma  
(Chairman)**

**Sd/-**

**Nupur Banerjee  
(Member)**

**As amended on 01.12.2021.**