

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Naveen Verma, Chairman &
Mrs. Nupur Banerjee, Member

Case No. RERA/PRO/AGENT- 38/2021

Authorized Representative of RERA

v.

Raja Kumar Sharma

HEARING THROUGH VIDEO CONFERENCING

ORDER

08-04-2022 Hearing taken up under section 9 (3) (b) of the Real Estate (Regulation and Development) Act, 2016, for rejection of the application for registration of Real Estate Agent.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Raja Kumar Sharma, on 28.02.2022 as to why the application for registration as Real Estate Agent of Raja Kumar Sharma, filed by him with the Real Estate Regulatory Authority (RERA), Bihar, on 17.07.2021, should not be rejected under Section 9 (3) (b) of the Real Estate (Regulation & Development) Act, 2016. The ground for rejection were that the applicant failed to furnish copy of photograph of the applicant and address proof as the address mentioned in Form G differs from the address mentioned in the Aadhar Card.

No one appeared on behalf of agent. However, Authorised Representative of RERA placed before the Bench that notice of hearing has already been sent to the concerned promoter through registered as well as on the email id of the promoter on 28.02.2022.

The Bench takes note of the fact that the applicant fails to fulfil the requirements of sub-clause (c) of clause (1) of Section 9 of the Real Estate (Regulation & Development) Act, 2016, which read as follows:-

“name, address, contact details and photograph of the real estate agent, if it is an individual ...”

In the light of facts and circumstances mentioned above the Authority observes that it is apparent that the applicant failed to submit photograph as well as there is inconsistency between the address proof as mentioned in the Form G and Aadhar card submitted by the applicant. Therefore, the application of Mr. Raja Kumar Sharma, to register himself as real estate agent stands rejected as the applicant has failed to submit the requisite documents with the Authority as stipulated by Section 9(1)(c) of the Real Estate (Regulation and Development) Act, 2016 and Rule 9(1)(c) of the Bihar Real Estate (Regulation and Development) Rules, 2017, with the liberty that applicant may apply again for the registration as a real estate agent in future along with requisite documents and no fees would be charged from him.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)