

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Mr. Naveen Verma, Chairman &
Mrs. Nupur Banerjee, Member**

Case No. RERA/PRO/REG.107/2021

Authorized Representative of RERA

v.

Abhinav Awas Pvt. Ltd.

Project – BADRINATH TOWER BLOCK-D

HEARING THROUGH VIDEO CONFERENCING

ORDER

03-03-2022

Hearing taken up under section 5 (1) (b) of the Real Estate (Regulation and Development) Act, 2016, for rejection of the application for registration of the project 'BADRINATH TOWER BLOCK-D'.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Abhinav Awas Pvt. Ltd., through its Director, Mr. Pravin Kumar, on 09.02.2022 as to why the application for registration of the Project BADRINATH TOWER BLOCK D filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 26.07.2021, should not be rejected under Section 5 (1) (b) of the Real Estate (Regulation & Development) Act, 2016. The ground for rejection was that the applicant failed to furnish the completion certificate of Project SUSHILA ENCLAVE.

Mr. Hari Shankar Das represents the promoter.

The Authority observes that Explanation to Section 3 of the Real Estate (Regulation & Development) Act, 2016 provides that where the project is to be developed in phases, each phase shall be considered as a standalone real estate project and registration has to be obtained for each phase separately. The project is a separate phase and the requirement of completion certificate of project SUSHILA ENCLAVE may be taken up separately as it has no link with the registration of the project in question.

The Authority observes that notice u/s 5(1) (b) of the Real Estate (Regulation and Development) Act, 2016 was inadvertently issued and directs the Registration Wing to examine the record and process the application for registration accordingly.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)