

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Case No. RERA/PRO/REG.1140/2019

Authorized Representative of RERA

v.

Technoculture Building Centre Pvt. Ltd.

Project – VASTU VIHAR MOTIHARI PH-03

HEARING THROUGH VIDEO CONFERENCING

ORDER

08-04-2022

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 'VASTU VIHAR MOTIHARI PH-03'.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Technoculture Building Centre Pvt. Ltd. through its Director, Dinesh Kumar Tiwari, on 01.04.2022 as to why the application for registration of the Project Vastu Vihar Motihar PH-03 (Application No. RERAP2311201700015-72), filed by the promoter with the Real Estate Regulatory Authority (RERA), Bihar, on 11.12.2019, 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 copy of map approved by the competent authority.

Authorised Representative of RERA placed before the Bench that map of the proposed project is approved by Mukhiya Salempur Gram Panchayat, Block – Piprakothi, District – East Champaran, and the area in which the project is proposed has been notified under planning area.

Mr. Dipak Kumar Singh, appeared on behalf of the respondent company and placed before the Bench that he has made an application for approval of map before planning authority which is still pending. He further prays to withdraw the application for registration of the real estate project with the request that no fees would be charged in future if the promoter

makes an application for registration of same real estate project with the map approved by competent authority.

The Bench takes note of submission of representative of the respondent company and allow the prayer to withdraw the application for registration of the real estate project VASTU VIHAR MOTIHARI PH-03 with the observation that promoter may apply again for the registration of the same project in future along with the requisite documents and no fees would be charged.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)