

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Case No. RERA/PRO/REG.1206/2020

Authorized Representative of RERA

v.

Rajnirmal Homes Pvt. Ltd.

Project – SIGNATURE TOWER

HEARING THROUGH VIDEO CONFERENCING

ORDER

04-01-2022 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 'SIGNATURE TOWER'.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Rajnirmal Homes Pvt. Ltd. through its Director, Mr. Shashikant Kumar, on 15.12.2021 as to why the application for registration of the Project SIGNATURE TOWER, filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 14.02.2020, should not be rejected under Section 5 (1) (b) of the Real Estate (Regulation & Development) Act, 2016. The ground for rejection were that the applicant failed to furnish copy of complete rent receipt of plot no.378 & 379, non-encumbrance certificate of each plot on which the proposed project is situated, mutation order of each plot as per registered sale deed, details of the bank account opened in the name of the project, balance sheet, audited profit and loss account, notes to account, cash flow statement, auditors report, directors report for the year 2018-19.

No one appeared on behalf of the respondent company. However, Authorised Representative of RERA placed before the Bench that Notice of Hearing has already been sent to the concerned promoter through registered post on 15.12.2021, as well as on the email id of the promoter on 17.12.2021.

The Authority took note of the fact that promoter has made an application for registration of the Project SIGNATURE TOWER, before the Real Estate Regulatory Authority (RERA), Bihar, on 14.02.2020. Since, the promoter did not submit the requisite documents as stipulated under the Section 4 of the Real Estate (Regulation and Development) Act 2016 and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules 2017, therefore, notice was served to him on 19.02.2020, to submit the copy of complete rent receipt of plot no.378 & 379, non-encumbrance certificate of each plot on which the proposed project is situated, mutation order of each plot as per registered sale deed, details of the bank account opened in the name of the project, balance sheet, audited profit and loss account, notes to account, cash flow statement, auditors report, directors report for the year 2018-19. As no reply was received from the promoter, reminder notice was sent on 18.09.2021, but again promoter failed to submit any piece of paper in this regard. Another notice was served to him on 15.12.2021 for appearing before the Authority on 04.01.2022, but he is not present in the hearing.

The Bench took note of the fact that the promoter has not submitted the requisite documents, despite repeated reminders and failed to appear before the Authority on the assigned date. The application for registration of **SIGNATURE TOWER** project, therefore, stands rejected as the promoter has failed to submit the requisite documents with the Authority as stipulated by Section 4 of the Real Estate (Regulation and Development) Act, 2016 and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules, 2017.

Sd/-
Nupur Banerjee
(Member)

Sd/-
Naveen Verma
(Chairman)