

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Case No. RERA/PRO/REG.183/2021

Authorized Representative of RERA

v.

Madhutech Reality

Project – NARAYAN HEIGHTS

HEARING THROUGH VIDEO CONFERENCING

ORDER

02-03-2022

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 'NARAYAN HEIGHTS'.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Madhutech Reality, through its Partner, Mr. Vinoo Yadav, on 28.2.2022 as to why the application for registration of the Project NARAYAN HEIGHTS, filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 01.12.2021, should not be rejected under Section 5 (1) (b) of the Real Estate (Regulation & Development) Act, 2016. The grounds for rejection were that the applicant failed to furnish duly filled Form B mentioning the name of the promoter, project and completion date in dd/mm/yy format, proforma of agreement for sale in RERA format mentioning all the details with Schedules A, B, C, D and E with details, copy of the rent receipt and mutation order of the land on which project has to be come up, non-encumbrance certificate of the land, development agreement for the piece of land which has been mentioned in the sanctioned plan as the lands mentioned in the development agreement is different from the one mentioned in the sanctioned plan and the name of project has been mentioned as Laxmi Arcade whereas the project name is Narayan Height, Aadhaar card and PAN card of the contact person, scanned copy of the bank account opened in the name of the project with IFSC Code, annual audited account

of the Firm of Previous 3 Years i.e. 2017-18, 2018-19 and 2019-20, layout plan, sectional view and elevation of the sanctioned plan, fire NOC, copy of Form X with stamp of the competent authority.

No one appeared on behalf of the respondent company. The Authority observes that the promoter has made an application for registration of the Project 'NARAYAN HEIGHTS', before the Real Estate Regulatory Authority (RERA), Bihar, on 01.12.2021. The map submitted by the promoter was approved by Muzaffarpur Planning Authority.

Since there has been no compliance of the query letter dated 25-01-2022 as well as notice issued u/s 5(1) (b) of the Real Estate (Regulation & Development) Act, 2016, the Bench deems fit to reject the application bearing number RERAP68201800716-3 on the ground of non-submission of requisite documents.

The promoter is at liberty to apply afresh with all the relevant documents with the Real Estate Regulatory Authority.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)