

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Case No. RERA/PRO/REG.187/2021

Authorized Representative of RERA

v.

Balaji Dream Homes Pvt. Ltd.

Project – CHANDMUNI RESIDENCY

HEARING THROUGH VIDEO CONFERENCING

ORDER

09-03-2022 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 ‘CHANDMUNI RESIDENCY’.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Balaji Dream Homes Pvt. Ltd. through its Director, Smt. Pushpa Kumari, on 04.03.2022 as to why the application for registration of the Project CHANDMUNI RESIDENCY (Application No. RERAP11262021204311-1), filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 09.12.2021, 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 copy of duly approved map by the competent authority as the map submitted by the promoter was not found to be legible, building permit letter issued by the competent authority, current non-encumbrance certificate of all the plot numbers on which the project is proposed, Auditor’s Report of 2017-18, 2018-19 & 2019-20 and details of notes to account of annual account of 2017-18, 2018-19 & 2019-20.

No one appeared on behalf of the respondent company. Authorised Representative of RERA placed before the Bench that notice of hearing has already been sent to the concerned promoter

through registered post on 04.03.2022, as well as on the email id of the promoter on 07.03.2022.

The Authority took note of the fact that promoter has been given notice for submitting 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. A notice was served on 03.03.2020, but as the promoter failed to submit any reply in this regard, therefore, another notice was served for appearing before the Authority on 09.03.2022, but she is not present in the hearing.

The Bench took note of the fact that the promoter has not submitted the requisite documents, and failed to appear before the Authority on the assigned date. The application for registration of **CHANDMUNI RESIDENCY** 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, with the liberty that promoter may apply again for the registration of same project in future along with requisite documents and no fees would be charged.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)