

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Case No. RERA/PRO/REG.188/2021**

Authorized Representative of RERA

v.

Asthanu Gharonda JV

**Project – Vijay Shree City**

**HEARING THROUGH VIDEO CONFERENCING**

**ORDER**

**11-03-2022** 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 ‘Vijay Shree City’.

Real Estate Regulatory Authority, Bihar issued a notice to M/s Asthanu Gharonda JV, through its Partner, Mr. Neeraj Kumar, on 04.03.2022 as to why the application for registration of the Project Vijay Shree City, filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 10/12/2021, 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 valid development agreement and details of contractor, Structural Engineer and Architect associated with the project.

Learned counsel Manoj Kumar Singh, appears on behalf of the respondent company and submits that he has mailed an affidavit of the landowner regarding the development agreement.

Authorised Representative of RERA pointed out that the development agreement submitted by the respondent is in the name of M/s Gharonda Residency Pvt. Ltd. but the aforesaid project **Vijay Shree City** belongs to M/s Asthanu Gharonda JV and the affidavit mailed regarding the development agreement also states the name of promoter as M/s Gharonda Residency Pvt. Ltd.

The learned counsel for the promoter submits that when the development agreement was in the name of M/s Gharonda Residency Pvt Ltd but subsequently the name of the company was changed to M/s Asthanu Gharonda JV.

The Bench directs the promoter to submit an affidavit stating that the name of the company has changed and further directs to submit the details of contractor, structural Engineer and Architect associated with the project 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 before 23/03/2022, failing which, the application for registration of real estate project would be rejected. The applicant would be at liberty to apply afresh in case of rejection and no fees would be charged.

Sd/-

**Nupur Banerjee**  
(Member)

Sd/-

**Naveen Verma**  
(Chairman)