

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Case No. RERA/PRO/REG.195/2021**

Authorized Representative of RERA

v.

Acres 21 Homes Private Limited

**Project – VIRAAJ 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 ‘VIRAAJ CITY’.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Acres 21 Homes Private Limited through its Director, Mr. Manish Kumar Singh, on 04.03.2022 as to why the application for registration of the Project ‘VIRAAJ CITY’ (Application No. RERAP09072021142308-1), filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 26.12.2021, 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 Proforma of Conveyance deed, ITR of 3 preceding years, Auditor's Report, Director's Report, Map and Building Permit letter approved by the competent authority, Notice of Commencement (Form X), Details of Contractor, Architect, Structural Engineer, Project Details of previous five years, Balance Sheet, Cash Flow Statement, Profit and Loss Account and Notes to Account of FY 2020-2021, scanned copy of Earmarked Bank Account in the name of project, the Proforma of Agreement for sale as per Bihar Real Estate (Regulation and Development) Rules, 2017 and duly filled Form "B".

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 05.03.2022.

Since there has been no compliance of the notice issued u/s 5(1) (b) of the Real Estate (Regulation & Development) Act, 2016, the Bench deems it fit to reject the application for registration of the Project 'VIRAAJ CITY' (Application No. RERAP09072021142308-1) on the ground of inadequate documents 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.

The promoter is at liberty to apply afresh with all the relevant documents with the Real Estate Regulatory Authority and no fees would be charged.

Sd/-

**Nupur Banerjee**  
(Member)

Sd/-

**Naveen Verma**  
(Chairman)