

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Naveen Verma, Chairman &
Mrs. Nupur Banerjee, Member

Case No. RERA/PRO/REG.33 /2022

Authorized Representative of RERA

v.

Prem Prakash

Project – Mahadev Enclave

HEARING THROUGH VIDEO CONFERENCING
ORDER

16-03-2022

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 ‘Mahadev Enclave’.

The Real Estate Regulatory Authority, Bihar issued a notice to Shri Prem Prakash on 08.03.2022 as to why the application for registration of the Project Mahadev Enclave, (Application No. RERAP11232021171336-1), filed by their company with the Real Estate Regulatory Authority, Bihar, on 12.02.2022, should not be rejected under Section 5 (1) (b) of the Real Estate (Regulation & Development) Act, 2016. The ground for rejection was that the applicant failed to furnish the requisite documents such as revalidated map by the competent Authority (PMC), as the map submitted by promoter was valid for 3 years only, along with building permit letter, rent receipt, mutation paper, ITR for FY 2018-2019 and 2019-20, proforma for the conveyance deed and Agreement for sale, current NEC, details of the bank with IFSC code in the name of the project along with scanned copy of passbook, PAN card issued in the name of company and notice of commencement duly stamped by competent Authority and duly filled Form B.

The Authorized Representative, RERA submits that demand for revalidated map had been done because the map of the project had been approved by Patna Municipal Corporation on

20/11/2018 for a period of three years and revalidation was required because the application had been filed on 12/2/2022.

The Learned Counsel Mr. Sumit Kumar, appears on behalf of the promoter and submits that they have applied revalidation of map to the PMC on 12.2.2022 and meanwhile, seeks permission to withdraw the application for the registration of the said project.

The Authority accepts the prayer of the promoter to withdraw this application for registration of the project. The promoter is at liberty to apply again for the registration of same project along with the necessary approvals and documents and no fees would be charged.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)