

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Mr. Naveen Verma, Chairman
Case No. RERA/PRO/REG.51/2022**

Authorized Representative of RERA

v.

Madhutech Reality Engineers Pvt. Ltd.

Project – NARAYAN HEIGHT

Present: For Authority: Mr. Pratik, Advocate

For Respondent: None

ORDER

19-04-2022 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 HEIGHT'.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Madhutech Reality Engineers Pvt. Ltd. through its Managing Director, Mr. Amit Kumar, on 12.04.2021 as to why the application for registration of the Project 'NARAYAN HEIGHT' (Application No.RERAP12012021184649-1), filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 10.03.2022, should not be rejected under Section 5 (1) (b) of the Real Estate (Regulation & Development) Act, 2016. The ground for rejection were that the applicant failed to furnish scanned copy of Bank Account opened in the name of the project along with IFSC Code, details of the project done in last five years, copy of Aadhar card of the contact person, copy of sanctioned map of Block C with plan, elevation and sections and Annual financial reports of previous three financial years – 2018-19, 2019-20 and 2020-21 - with Balance sheet, profit and loss account statement, Cash Flow Statement, Director's report and Auditor's Report.

No one appeared on behalf of the respondent company. However, Authorised Representative of RERA placed before the Bench that Notice of Hearing has already been sent to the concerned promoter through registered post on 12.04.2022, as well as on the email id of the promoter on 13.04.2021. He further placed before the Bench that this is the second application of the respondent company for registration of the real estate project 'NARAYAN HEIGHT' and earlier application of the respondent

company was rejected vide Order dated 02.03.2022 for non-submission of documents as required under 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 Bench took note of the fact that promoter has made an application for registration of the Project 'NARAYAN HEIGHT', before the Real Estate Regulatory Authority (RERA), Bihar, on 10.03.2022. Since the promoter did not submit 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, therefore, notice was served to him on 24.03.2022, to submit scanned copy of Bank Account opened in the name of the project along with IFSC Code, details of the project done in last five years, copy of Aadhar card of the contact person, copy of sanctioned map of Block C with plan, elevation and sections and Annual financial reports of previous three financial years – 2018-19, 2019-20 and 2020-21 - with Balance sheet, profit and loss account statement, Cash Flow Statement, Director's report and Auditor's Report. As no reply was received from the promoter, another notice was served to him on 12.04.2022 for appearing before the Authority on 19.04.2022, but he is not present in the hearing.

The Bench took note of the fact that the promoter has not submitted the requisite documents, despite repeated reminders and failed to appear before the Authority on the assigned date. The application for registration of **NARAYAN HEIGHT** 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.

Sd/-
Naveen Verma
(Chairman)