

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Case No. RERA/PRO/REG.72 /2021

Authorized Representative of RERA

v.

Manik Realtors Pvt. Ltd.

Project – Madhuban City

**HEARING THROUGH VIDEO CONFERENCING
ORDER**

10-03-2022 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 ‘Madhuban City’.

The Real Estate Regulatory Authority, Bihar issued a notice to Manik Realtors Pvt. Ltd, through its Director, Shri Kaushal Kishor, on 04.03.2022 as to why the application for registration of the Project Madhuban City’, filed by your company with the Real Estate Regulatory Authority (RERA), Bihar, on 08.04.2021, 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 map approved by the competent Authority, financial documents such as balance sheet; audited profit and loss statement (with notes to account); cash flow statement; director’s report, auditor’s report for (FY- 2018-19 & 2019-20); mutation paper; rent receipt; LPC; non encumbrance certificate of the project land and details of bank account opened in the name of the project.

No one appears on behalf of the respondent company. The Authority observes that the promoter has made an application for registration of the Project ‘Madhuban City’, before the Real Estate Regulatory Authority (RERA), Bihar, on 08.04.2021. The map submitted by the promoter had not been approved by the competent Authority.

On perusal of records of the case it was found that the map submitted by the promoter has been approved by the Mukhiya Gram Panchayat Raj, Sikandarpur, Bihta, Patna. No reply has been

received from the respondent company to notice issued dated 04.03.2022 under section 5(1) (b) of the Real Estate (Regulation & Development) Act, 2016. The project falls within the Patna Metropolitan Area Authority (PMAA). Therefore, the application for registration of the real estate project '**Madhuban City**' 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.

The promoter is at liberty to apply afresh for registration of the project with requisite documents and no fees would be charged.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)