

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Case No. RERA/PRO/REG.833/2019

Authorized Representative of RERA

v.

Nisana Infrastructure Pvt. Ltd.

Project – METRO SONATA CITY

HEARING THROUGH VIDEO CONFERENCING

ORDER

02-02-2022

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 '**Metro Sonata City**'.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Nisana Infrastructure Pvt. Ltd., through its Managing Director, Mr. Ashutosh Kumar, on 30.09.2018 as to why the application for registration of the Project '**METRO SONATA CITY**' (Application No. RERAP01032019161207-1), filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 24.01.2021, 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 duly approved map, details of projects done in past five years, financial documents including cash flow statement of last three years, land related documents including Mutation Order & rent receipt, proforma of agreement for sale in RERA format and details of earmarked bank account in the name of the project.

Mr. Manoranjan Kumar appeared on behalf of the respondent company and placed before the Bench that he did not want to pursue the project.

The Authority took note of the fact that promoter has made an application for registration of the Project **METRO SONATA CITY**, before the Real Estate Regulatory Authority (RERA), Bihar, on 24.01.2019. 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 26.02.2019, duly approved map, details of projects done in past five years, financial documents, land related documents, proforma of agreement for sale in RERA format and details of earmarked bank account in the name of the project. As no reply received from promoter another Notice was served to him on 23.12.2019 and 19.02.2021 but promoter failed to submit any chit of paper in this regard. As no reply was received from the promoter, another notice was served to him on 24.01.2022 for appearing before the Authority on 02.02.2022.

The Bench takes note of the submission of the promoter before it that they are not willing to pursue the project The application for registration of **METRO SONATA CITY** project, therefore, stands rejected .The promoter is at liberty to apply again for the registration of same project in future along with requisite documents and no fees would be charged if the application is made within three months.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)