

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Hon'ble Member Mr. S.D. Jha.**  
**RERA/Pro/Reg- 103/2024**

Authorised Representative of RERA ...Complainant

Versus

Anu Developers OPC Pvt. Ltd. ...Respondent

**Project: Roy Villa**

For the Complainant: Adv. Ankit Kumar, L.R.

For the Respondent: None

**ORDER**

**20.08.2024**

Hearing taken up under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016.

Learned counsel for the complainant submits that a show-cause notice issued to the respondent on 05.08.2024 as to why the application for registration of the Project Roy Villa filed by the company with the Real Estate Regulatory Authority, Bihar should not be rejected under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016.

Learned Counsel for the complainant submitted that the project Roy Villa is already registered with RERA Bihar under Registration No: BRERAP05702-02/151/R-1293/2022 since 11.03.2022. The promoter again applied for the registration of the project on 31.05.2024, for which a show cause notice under Section 5(1)(b) was issued to the respondent on 05.08.2024, but no reply has been submitted by the respondent. The complainant therefore prays for rejecting the application for the registration of the project Roy Villa.

Since no one appears on behalf of the respondent company and the submissions made by the complainant counsel that the project Roy Villa is already registered with RERA Bihar under Registration No: BRERAP05702-02/151/R-1293/2022, the Authority deems it fit to reject the application for the registration of the project Roy Villa. Accordingly, the case disposed of.

**Sd/-**  
**S.D. Jha**  
Member