

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Case No. RERA/PRO/REG.1209/2020

Authorized Representative of RERA

v.

Sai ShrinkhalaDevelopersPvt. Ltd.

Project – SHUBHS VEDWATI PALACE

HEARING THROUGH VIDEO CONFERENCING

ORDER

06-01-2022

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 'SHUBH S VEDWATI PALACE'.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Sai Shrinkhala Developers Pvt. Ltd. through its Director, Mr. Nitin Kumar, on 15.12.2021 as to why the application for registration of the Project SHUBH S VEDWATI PALACE, filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 17.02.2020, 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 details of the Bank Account opened in the name of project and CA certificate with respect to the advances received as shown in the Balance Sheet of 2018-19.

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 15.12.2021, as well as on the email id of the promoter on 17.12.2021.

The Authority took note of the fact that promoter has made an application for registration of the Project SHUBH S

VEDWATI PALACE, before the Real Estate Regulatory Authority (RERA), Bihar, on 17.02.2020. 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 03.12.2021, to submit details of the bank account opened in the name of Project and certificate from CA stating therein that with respect to which project advances have been taken in the financial year of 2018-19 as shown in the Balance Sheet of financial 2018-19 and the same is not with respect to the project SUBH S VEDAWATI PALACE. As no reply was received from the promoter, another Notice was served to him on 15.12.2021 for appearing before the Authority on 06.01.2022, but no one is 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 SUBH S VEDAWATI PALACE project, therefore, stands rejected as the promoter has failed to submit the requisite documents with the Authority as stipulated 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, with the liberty that promoter may 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)