

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Bench of Mr. Naveen Verma, Chairman &**  
**Mrs. Nupur Banerjee, Member**

**Case No. RERA/PRO/REG.621/2018**

Authorized Representative of RERA

v.

Gita Vihar Developers Pvt. Ltd.

**Project – MOTI MAHAL**

**HEARING THROUGH VIDEO CONFERENCING**

**ORDER**

**03-03-2022**

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 ‘MOTI MAHAL’.

Real Estate Regulatory Authority, Bihar issued a notice to Gita Vihar Developers Pvt. Ltd., through its Directors Mrs. Richa Chhabra & Mr. Mukesh Kumar, on 11.02.2022 as to why the application for registration of the Project MOTI MAHAL, (Application No. RERAP265201800412-2), filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 25.09.2018, should not be rejected under Section 5 (1) (b) of the Real Estate (Regulation & Development) Act, 2016. The ground for rejection was that the applicant failed to furnish duly approved map approved by the competent Authority as the map enclosed with the application was approved by Mukhiya- Gram Panchayat Dativana, Block- Bikram, Distt Patna.

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 on 11.02.2022 and further submits that the project is situated at non-planning area and the map of the aforesaid project is approved by Mukhiya- Gram Panchayat Dativana, Bikram,

In the light of facts and circumstances mentioned above the Authority observes that it is apparent that the original building map plan

of the proposed project has not been approved by the competent authority in terms of section 4 (d) of the Act, therefore, the application for registration of real estate project 'MOTI MAHAL' stands rejected as the promoter failed to appear before the authority and also 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, 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 from them.

Sd/-  
**Nupur Banerjee**  
(Member)

Sd/-  
**Naveen Verma**  
(Chairman)