

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Case No. RERA/PRO/REG.135/2021**

Authorized Representative of RERA

v.

Maa Tara Chandi Homes Pvt. Ltd.

**Project – RAJ MUNI ENCLAVE**

**HEARING THROUGH VIDEO CONFERENCING**

## **ORDER**

01-02-2022 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 '**RAJ MUNI ENCLAVE**'.

Real Estate Regulatory Authority, Bihar issued a show-cause notice to Maa Tara Chandi Homes Pvt. Ltd., through its Director, Mr. Baliram Yadav, on 21.01.2022 as to why the application for registration of the Project 'RAJ MUNI ENCLAVE' (Application No. RERAP07302021141125-2), filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 07.09.2021, 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 proforma of Agreement for Sale as per Bihar RERA Rules, 2017, duly filled Form-B mentioning the name of the promoter, project and completion date in dd/mm/yy format, scanned copy of the bank account opened in the name of project with IFSC Code, Aadhar & PAN details of the contact person, details of the Note C of Balance Sheet of the year 2019-20 with name of project under which "Advance against Flat" has been taken as shown in the current Liabilities and CA certificate in this regard.

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 21.01.2022, as well as on the email id of the promoter on 23.01.2022.

The Authority took note of the fact that promoter has made an application for registration of the Project RAJ MUNI ENCLAVE, before the Real Estate Regulatory Authority (RERA), Bihar, on 07.09.2021. 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 29.12.2021, to submit proforma of Agreement for Sale as per Bihar RERA Rules, 2017, duly filled Form-B mentioning the name of the promoter, project and completion date in dd/mm/yy format, scanned copy of the bank account opened in the name of project with IFSC Code, Aadhar & PAN details of the contact person, details of the Note C of Balance Sheet of the year 2019-20 with name of project under which "Advance against Flat" has been taken as shown in the current Liabilities and CA certificate in this regard. As no reply was received from the promoter, another notice was served to him on 21.01.2022 for appearing before the Authority on 01.02.2022, but he is not 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 **RAJ MUNI ENCLAVE** project, therefore, 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, with the liberty that promoter may apply again for the registration of same project in future along with requisite documents.

Sd/-

**Nupur Banerjee**  
(Member)

Sd/-

**Naveen Verma**  
(Chairman)