

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,
Shastri Nagar Patna – 800023

ORDER

Whereas a show cause notice vide memo no:59/2021/49 dated 06.02.2023, under Section 7 of the Real Estate (Regulation and Development) Act, 2016 was issued for revocation of Project 'Raj Enclave-Two' bearing Registration No: BRERAP000949-4/1067/R-979/2020 by Raj Construction for not disclosing the title dispute with the landowner at the time of submitting application for registration of the project and compliance was to be made by 06.03.2023,

Whereas no reply has been submitted by the promoter till date,

Whereas the Authority holds that the promoter had suppressed material fact regarding a title dispute with the landowner on the Project land, which was pending in the court of learned Sub-judge 1st, Patna City, vide Title Suit No. 03/2019.

Whereas the affirmation and declaration given by the Promoter in application that nothing material has been concealed and that the undertaking given by the Promoter in Form "B" to provide the details of litigation has also been concealed and falsely made the verification in Form "B" that contents of declaration made are true and correct and nothing material has been concealed.

Whereas Authority holds that the Promoter has made default in making declaration required under Bihar Real Estate (Regulations and Development) Rules, 2017 and was involved in unfair practice or irregularities.

Therefore, the Authority, hereby, on the basis of the above facts and circumstances, revokes the registration of the real estate project "Raj Enclave-Two" bearing Registration No: BRERAP000949-4/1067/R-979/2020 by Raj Construction under Section 7(1)(a) & (c) of the Real Estate (Regulation & Development) Act, 2016.

This issues by the order of the Authority

Sd/-
Secretary

Memo No. 59/2021/ 169

Patna, Dated: 20/4/2023

Shri. Rajesh Kumar, Partner,
Raj Construction,
Office at: New Chitragupt Nagar,
Parvati Path, Patrakarnagar,
Patna- 800026, Bihar.
Email Id: rajconstructiongst2017@gmail.com
For Information and needful.




Secretary

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP000949-4/1067/R-979/2020

Project Name : RAJ ENCLAVE- TWO (New Project),

Project Address : (Khesra/ Plot No- 24(P), Khata No.-168, Thana No.- 15, Mauza-
Jakariyapur), Sub division/District : Patna .

1. Company M/S Raj Construction, having its registered office at New Chitragupt Nagar, Parivati Path, Patrakarnagar, Kankarbagh Patna-800026
2. This registration is granted subject to the following conditions, namely :-
 - a. The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government [Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017] ;
 - b. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
 - c. The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (Corporation Bank, Branch Name-Kankarbagh Main Road, Patna, Account No. 510101006950958, IFSC Code- CORP0003274) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
 - d. The registration shall be valid for a period of 04 years 07 Months commencing from 8/5/2020 And ending with 2024/12/10 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
 - e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
 - f. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Dated: 8/5/2020
Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



NOTE:

- 1) This registration is being granted based on the information and documents furnished by the Promoter and the Authority bears no responsibility for the authenticity of the same. In case the promoter submitted a false or invalid document or credential, it may lead to the cancellation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land use title or interest of the plot over which plan is approved.
- 2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.
- 3) The above registration is valid for a period of 04 years as provided in 2d, subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws and resubmit the same to the RERA, Bihar. Failure in submitting the validated map may lead to the cancellation of registration of the project by the authority.
- 4) Promoter shall ensure compliance to all Nocs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 5) Open Parking area comes in common area, and as such it cannot be sold.
- 6) At the project construction site, display of project details on a 6'x 6' board is essential.
- 7) In case of any papers not found in order, the same should be made available within one month.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Dated 08/05/2020

Memo NO-RERA/PRO-REG-1067/2019/317

Copy to: Chairman RERA/ Members RERA/ Raj Construction.

Copy to: Branch Manager Corporation Bank, kankarbagh Main Road, Patna.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By Dev Prakash
08/05/2020

Checked By J. A. S. J.
8-5-2020

Rechecked By Raj
08/05/2020