

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- RERAP07112024181706-2**

Authorised Representative of RERA

...Complainant

Versus

Rakshit Construction Pvt. Ltd.

...Respondent

Project: Nandtara Apartment

Present: For the Complainant: Adv. Ankit Kumar, A.R

For the Respondent: Adv. Kriti Suman

ORDER

20.03.2025

1. 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 “Nandtara Apartment”.
2. The Real Estate Regulatory Authority, Bihar issued a notice to Rakshit Construction Pvt. Ltd. on 25.02.2025 as to why the application filed on 02.01.2025 for registration of Project Nandtara Apartment, should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.
3. The learned counsel for the respondent submits that the present application is filed by the respondent for the registration of the project Nandtara Apartment as the registry office demanded a registration certificate from RERA. However, the project was already completed before the enforcement of the RERA Act 2016, i.e., on 01.05.2017, and the project was completed on 20.12.2016. The completion certificate of the project has also been submitted before the competent authority, and a copy of the same has been submitted with the present application. Therefore, the present application may be granted as the project was completed.
4. The authorized representative of RERA submits that the respondent did not submit any explanation regarding the issues raised in the notice dated 25.02.2025. Therefore, the present application is fit for rejection.
5. Since there has been no compliance with the notice issued under Section 5(1)(b) of the Real Estate (Regulation & Development) Act, 2016, the Bench hereby rejects the application for registration of the project Nandtara Apartment on the grounds of

inadequate documentation, 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.

Sd/-
Ved Prakash
Special Presiding Officer