

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- 162/2024

Authorised Representative of RERA ...Complainant

Versus

Kula Developers Pvt. Ltd. ...Respondent

Project: Kula Sapphire

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

For the Respondent: Adv. Sumit Kumar.

ORDER

24.10.2024

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 “Kula Sapphire”.

The Real Estate Regulatory Authority, Bihar issued a notice to Kula Developers Pvt. Ltd. on 16.10.2024 as to why the application filed on dated 07.09.2024 for registration of Project Kula Sapphire, should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.

Adv. Sumit Kumar, learned counsel for the respondent company, appeared and requested two weeks' time to file the requisite documents as per the notice dated 16.10.2024.

The Authorized Representative of RERA submitted that the promoter is advertising the project without registering it with RERA Bihar and submitted evidence in a copy of the advertisement. The bench directed the issuance of a Suo-Motu notice to the promoter under Section 59(1) of the RERA Act, 2016, for violating Section 3 of the RERA Act, 2016.

The bench further directed the learned counsel for the respondent company to submit a time petition today, after which time until 06.11.2024 will be granted to submit the documents as per the notice dated 16.10.2024. This indicates that the application is still under

process beyond the thirty working days due to the respondent's request. In the event of non-submission of the time petition by today, the application for the registration of the project will be rejected.

Furthermore, upon submission of the documents, the Registration Wing will process the application. If the requisite documents are not submitted as directed, in accordance with Section 4 of the Real Estate (Regulation and Development) Act, 2016, and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules, 2017, the application for registration of the project would be rejected.

Sd/-
Ved Prakash
Special Presiding Officer