

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- RERAP08212020090856-3**

Authorised Representative of RERA

...Complainant

Versus

Mahadev Constech and Services Pvt. Ltd.

...Respondent

Project: Shiv Muni Parvati

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

For the Respondent: Adv. Sharad Sekhar

ORDER

31.07.2025

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 "Shiv Muni Parvati".
2. The Real Estate Regulatory Authority, Bihar issued a notice to Mahadev Constech and Services Pvt. Ltd. on 24.07.2025 as to why the application filed on 03.07.2025 for registration of Project Shiv Muni Parvati, should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.
3. The learned counsel for the complainant submitted that the promoter has filed an application for registration of the present project. However, the project map has not been sanctioned by the competent authority, and no permit letter has been submitted, thereby providing sufficient prima facie grounds for rejection of the present application.
4. The learned counsel for the promoter prayed for 15 days to submit his reply in this regard. However, the Bench rejected the prayer.
5. Since the promoter has filed an application for registration of the present project, but the project map has not been sanctioned by the competent authority and no permit letter has been submitted along with the application, the Bench finds prima facie grounds to reject the application for registration of the project Shiv Muni Parvati on account of inadequate documentation, as stipulated under 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**