

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Bench of Mr. Naveen Verma, Chairman &**  
**Mrs. Nupur Banerjee, Member**

**Case No. RERA/PRO/REG-869/2019**

Authorized Representative of RERA

v.

Shital Buildtech Muzaffarpur

**Project – SHITAL GREEN CITY MUZAFFARPUR**

**HEARING THROUGH VIDEO CONFERENCING**

**ORDER**

**03-03-2022** 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 ‘SHITAL GREEN CITY MUZAFFARPUR’.

Real Estate Regulatory Authority, Bihar issued a notice to Shital Buildtech Muzaffarpur, through its Partner Md. Saahil Rizwi, on 11.02.2022 as to why the application for registration of the Project SHITAL GREEN CITY MUZAFFARPUR, (Application No. RERAP01312019004954-1), filed by the company with the Real Estate Regulatory Authority (RERA), Bihar, on 31.01.2019, should not be rejected under Section 5 (1) (b) of the Real Estate (Regulation & Development) Act, 2016. The ground for rejection was that the applicant failed to furnish duly approved map approved by the competent Authority as the map enclosed with the application was approved by Mukhiya- Gram Panchayat Gawsara, Block- Marwan, District – Muzaffarpur.

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 11.02.2022.

In the light of facts and circumstances mentioned above the Authority observes that it is apparent that the original building

map plan of the proposed project has not been approved by the competent authority in terms of section 4 (d) of the Act and construction of building which are not being regulated cannot be allowed putting the interest of allottees in jeopardy, therefore, the real estate project '**SHITAL GREEN CITY MUZAFFARPUR**' 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 and no fees would be charged from them.

Sd/-

**Nupur Banerjee**  
(Member)

Sd/-

**Naveen Verma**  
(Chairman)