

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Hon'ble Member Mrs. Nupur Banerjee.
RERA/Pro/Reg- 658/2018

Authorised Representative of RERA

...Complainant

Versus

M/s. Marathon System Private Limited

...Respondent

Project: Kartikey Enclave

For the Complainant: Adv. Ankit Kumar, L.R.

For the Respondent: Adv. Manoj Kumar

ORDER

21.05.2024

Hearing taken for rejection of the application for extension of registration of the project "Kartikey Enclave"

The Real Estate Regulatory Authority, Bihar issued a show-cause notice to M/s. Marathon System Private Limited its Managing Director, Shri Chanchal Ghosh, on 08.05.2024 as to why the application for extension of registration of the Project Kartikey Enclave, (Registration No.BRERAP00324-2/658/R-493/2019), filed by the company with the Real Estate Regulatory Authority, Bihar, on 20.02.2024, should not be rejected under Section 6 of the Real Estate (Regulation & Development) Act, 2016.

The Authorized Representative of RERA submits that the promoter has neither replied nor submitted any documents as per the show cause notice dated 08.05.2024. Further, it is submitted that the learned counsel for the respondent may file his vakalatnama or authorization letter for presenting this case before the Hon'ble Bench.

The learned counsel for the respondent submits that he will file the vakalatnama by tomorrow as the managing director of the company informed them about today's hearing just one hour before. The Bench allows the prayer of the learned counsel and directs to submit the vakalatnama by 22.05.2024.

Furthermore, the learned counsel for the respondent submits that he will file all the documents within 2 weeks as the documents are almost

ready, except for the authenticated copy of the sanctioned map from the competent authority. The respondent has already filed for the sanctioned map before the competent authority three months ago, which is pending for approval. It is further submitted that the area of the project has recently come under the planning area, causing confusion in the competent authority regarding the power to sanction the map of the project. Due to this, the application is pending before the competent authority. The learned counsel for the respondent prays for 2 months' time.

The Bench grants two weeks' time to the learned counsel for the respondent to submit other documents as per the notice dated 08.05.2024, along with a copy of the receipt of the application filed before the competent authority for the sanctioning of the map of the project. Additionally, the Bench grants two months' time to submit the authenticated copy of the sanctioned map from the competent authority if the requisite documents are not filed as directed as stipulated by Section 6 of the Real Estate (Regulation and Development) Act, 2016, and Rule 6(4) of the Bihar Real Estate (Regulation and Development) Rules, 2017. The application for extension for registration of the project stands to be rejected.

Sd/-
Nupur Banerjee
Member