

1. Hearing is taken up. The learned authorized representative on behalf of RERA Shri Rishikesh Rajan, and the respondent - developer Sri Sanjeev Kumar are present.
2. The learned Authorized Representative of RERA submits that a notice under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016 had been issued to the respondent M/s. Om Builders and Developers on 12.05.2026 to explain as to why the application filed on 22.03.2026 for registration of Project “Om Kali Apartment” should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016, on account of non-submission of relevant documents by way of 03 queries raised in the matter under reference in the prescribed timeline.
3. The respondent - developer submits that query no.1 would not apply in his case because as per the provisions of Section 44AA of the Income Tax Act, 1961, he is not required to maintain books of accounts as his income and turnover are within the prescribed threshold limits and further he is also not liable to get the accounts audited under Section 44AB of the Income

Tax Act, 1961, because his turnover does not exceed the limit of Rs.1 crore as specified therein and in support of the same he files a certificate issued by Chartered Accountant, to which the learned authorized representative agrees but he requests the respondent – promoter to file a copy of last three years Income Tax Return. As regards query no.2, he submits that he has already applied for obtaining NOC from the Fire Service Authority and the said information has been uploaded on the site of RERA. As regards query no.3, he submits that though the sale deed of the land under reference is in the name of three brothers, namely, Chaudhary Amrendra Kumar Roy, Chaudhary Baidyanath Roy and Chaudhary Rabindra Nath Roy, but in jamabandi only the name of one brother Chaudhary Amrendra Kumar Roy is mentioned, for which he has already applied before the Circle Officer of the concerned Block for necessary rectification. He requests for fifteen days' time to meet the query nos. 2 & 3 as raised in the notice dated 12.05.2026.

4. The Bench grants fifteen days' time to meet the query nos. 2 & 3 and submit the requisite documents. As regards query no.1, the Bench directs the respondent – promoter to file a copy of last three years Income Tax Return within the time granted. 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/-
(Animesh Pandey)
Secretary
RERA, Bihar.