

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Hon'ble Member Mrs. Nupur Banerjee.**  
**RERA/Pro/Reg- 86/2024**

Authorised Representative of RERA ...Complainant

Versus

Sanatan Developers Private Limited ...Respondent

**Project: Sanatan Sahdeo Heights**

**Present:** For the Complainant: Adv. Ankit Kumar  
For the Respondent: None

**ORDER**

**27.08.2024**

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 "Sanatan Sahdeo Heights".

The Real Estate Regulatory Authority, Bihar issued a show-cause notice to Sanatan Developers Private Limited on 14.08.2024 as to why the application filed on dated 01.05.2024 for registration of Project Sanatan Sahdeo Heights, should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.

No one appeared on behalf of the respondent company. Authorised Representative of RERA placed before the Bench that notice of hearing has already been sent to the concerned promoter through registered post as well as on the email id of the promoter on 14.08.2024.

Since there has been no compliance of the notice issued U/s 5(1) (b) of the Real Estate (Regulation & Development) Act, 2016, the Bench deems fit to reject the application for registration of the Project Sanatan Sahdeo Heights, on the ground of inadequate documents 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.

**Sd/-**  
**S.D. Jha**  
Member