

As regards proforma of allotment letter, proforma of conveyance deed, the details of projects done and the proforma of agreement for sale, they submit that the details of the project done in the last five years has already been uploaded along with the application form. The proforma for agreement for sale has also been uploaded on RERA Website. The learned legal representative for the Authority submits that in case the same were uploaded on the RERA Website along with the application, the particular points as referred to in Point

nos. 5, 6, 7 and 8, namely, allotment letter, conveyance deed, details of the project and the agreement for sale should not have figured. He, therefore, requests for a direction to the applicant to upload it again on the RERA Website for convenience of the Scrutiny Team. Based on the proposal of the learned legal Representative of the Authority, the authorised representative of the applicant promoter is directed to upload the entire documents afresh so that the same could be considered by the Scrutiny Team.

Regarding financial worth of the promoter company along with financial worth of each Director in the prescribed format, the representatives present during the hearing submit that the same has not been uploaded though it has been prepared and will be uploaded within a period of 4-5 days.

Regarding CA certificate, they submit that the same is already prepared and shall be uploaded within a period of 4-5 days.

As regards NOC from the Registrar of Cooperative Societies, he submits that the same has not been prepared as yet. However, he requests for a time of minimum three weeks to be given to him for obtaining the same.

As regards the Bank details of three Bank accounts, he submits that the same shall be furnished within a period of one week.

As regards Form B, he submits that Form B has already been notarised and he shall be uploading the same immediately. He also submits that an affidavit regarding share distribution between the landowner and the promoter has been prepared and the same shall be uploaded today itself immediately after the hearing.

As regards the required fees, he submits that he is ready to deposit the required fees and shall be doing the same within a couple of days.

The legal representative of the Authority submits that a total of 16 queries had been raised out of which barring one query which is pertaining to certificate from the Registrar of Cooperative Societies, the remaining queries have been assured to be complied with by the applicant promoter within a maximum period of seven days but for the query pertaining to NOC from the Registrar of Cooperative Societies, the applicant is demanding a time of three weeks. He also submits that approximately 1½ months have already elapsed and hence, at the most, a time of seven days may be allowed to the applicant for complying with the points raised in the query.

The authorised representative of the applicant promoter submits that getting a NOC from the Registrar of Companies is a huge task and in no case, it shall take a time of less than 15 days. He, therefore, requests for a minimum period of 15 days to be given for compliance of the queries.

Considering the request of the authorised representative and in the interest of registration of the project to happen, the Bench deems it appropriate to grant a time of 15 days to the applicant promoter for submitting the required documents and rectifying the deficiencies as pointed out in the queries.

It is made clear that the said time of 15 days is the final opportunity being granted to the applicant promoter for rectifying the deficiencies, failing which necessary action for rejection of the application shall be taken.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar