

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- RERAP12202024152354-1

Authorised Representative of RERA

...Complainant

Versus

Income Tax Residency Allottees Association

...Respondent

Project: Income Tax Residency Block- A

Present: For the Complainant: Adv. Rishikesh Rajan, A.R

For the Respondent: Adv. Sumit Kumar

Proceeding

10.07.2025

1. 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 "Income Tax Residency Block- A".
2. The Real Estate Regulatory Authority, Bihar issued a notice to Income Tax Residency Allottees Association on 13.06.2025 as to why the application filed on 26.12.2025 for registration of Project Income Tax Residency Block- A should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.
3. The Authorised Representative of RERA submitted that the present project application was filed by the Association of Allottees of the project "Income Tax Residency." On 13.06.2025, a notice was issued under Section 5(1)(b), identifying a total of 34 required documents, which have not yet been submitted by the respondent.
4. Furthermore, learned counsel for the complainant submitted that, as per the Hon'ble Full Bench of the Authority's order dated 18.09.2024 in CC/394/2022, the last paragraph mentions:
"The Authority also directs the A.O.A. to make an application for registration of the project for Income Tax Residency 'Block A' under Section 4 of the RERA Act, 2016, after the views of the State Government are obtained."
5. Accordingly, the question arises whether the A.O.A. has sought the views of the State Government regarding the present lapsed

project. If so, a copy of the same should have been submitted; however, it has not been provided by the respondent. It was further submitted that the Authority has also issued a letter in this matter requesting the views of the State Government on the present lapsed project.

6. 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 Income Tax Residency Block- A, 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/-

**Ved Prakash
Special Presiding Officer**