REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

RERA/PRO/REG./127/2021

Authorised Representative of RERA …..Complainant

Vs

M/s Khelari Builders & Construction Pvt. Ltd. …..Applicant

Project: Rajeshwar Enclave

Present: For Authority: Mr. Ankit Kumar, Advocate
For Applicant: Mr. Shubham Raj, Son of the M.D.

16/09/2026 **PROCEEDING**

Hearing taken up. Mr. Ankit Kumar, learned Legal representative of the Authority is present. Mr. Shubham Raj, the son of the Managing Director of the applicant company, Mr. Suman Kumar, is also present.

Learned legal representative of the Authority submits that the extension of the registration of the Real Estate project 'Rajeshwar Enclave' is pending for the reason that a sum of Rs.6,77,305/- as registration fee, late charge and additional charge is still pending for payment at the end of the applicant- promoter. Apart from this, the promoter has not been able to submit a validated sanctioned map showing the extension of the validity of the earlier sanctioned map by Nagar Parishad, Danapur. He also submits that the applicant is also required to furnish valid reasons explaining why he could not complete the project in the stipulated time period.

When enquired about the same, the representative appearing on behalf of the Managing Director of the respondent company, who is the applicant, submits that out of total 144 flats/ units in the impugned project, only 20 bookings have been made till date and the company is facing severe financial crisis but despite the same, the company has managed resources from its end and has completed nearly 80% of the construction work of the said project. He also submits that an application for reapproval of the sanctioned map has already been filed within time before the competent authority i.e. Executive Officer, Nagar Parishad, Danapur Nizamat which is pending before the competent authority. He submits that the earlier posted Executive Officer has been transferred and a new officer has joined only a couple of days back and therefore, revalidation/ reapproval of the map may is taking time.

After hearing the submissions of the learned legal representative of the Authority and also the son of the Managing Director of the applicant company, the applicant promoter is directed to deposit the entire due amount pertaining to the extension of the impugned project (fees/ late charge/ additional charge etc.) within a period of seven days from today. After making the payment of the above said due amount, a time of another 15 days may be given to the applicant for submitting the reapproved/ revalidated sanctioned map with extended (new) validity date.

It is made clear to the applicant that in case he fails to deposit the due amount within the above said stipulated period, necessary action for rejection of extension application may be taken by the concerned officials of the Authority.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar