

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**4<sup>th</sup> /6<sup>th</sup> Floor, Bihar State Building Construction Corporation**  
**Limited Complex, Shastri Nagar Patna - 800023**

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Order

**Order under Section 7(3) of Real Estate (Regulation and Development) Act, 2016 against the Project “Shanti Apartment” by Griham Developers Pvt. Ltd.**

Whereas the Promoter Griham Developers Pvt. Ltd. Patna was served a notice dated 25.01.2023 to show cause as to why the registration of the Project “Shanti Apartment” should not be revoked under Section 7(2) of the Real Estate (Regulation and Development) Act, 2016, in the light of a letter received from Chief Executive Officer, Patna Metropolitan Area Authority y that the map of the project, approved vide plan no: PMAA/PRN/SHEKPURA/RAM KRISHNA NAGAR/G+03/29/2020, has been cancelled with immediate effect by the PMAA vide order dated 14.11.2022;

Whereas the Promoter in their reply though mail dated 23.02.2023 had stated that the competent authority has no jurisdiction to entertain the landowner’s complaint; that the development agreement contained an arbitration clause for dispute resolution and that that the land owner wants to sell the land under the development agreement, while the promoter has invested Rs. 50,00,000/ in the project, and the landowner is trying to disrupt the project;

Whereas the submitted that they have challenged the decision of competent authority to cancel the map before the Hon’ble Patna High Court and has requested that the decision to revoke their registration with RERA may be kept in abeyance until the matter is disposed if by the Hon’ble High Court;

RJ  
20/4/23

Therefore, the Authority after taking into consideration the clause 3 under Notes mentioned in the Registration Certificate that failure in submitting the validated map may lead to the cancellation of registration of the project by the Authority and that the map/plan of the project has been cancelled by the competent authority and the promoter has no valid map of the project with them; and keeping in view the submission that an appeal is pending before the Hon`ble Patna High Court; and further keeping in mind the interest of the allottees involved in the project, and exercising the powers available to it under Section 7(3) of the Real Estate (Regulations and Development) Act,2016 hereby directs that the registration of the project "Shanti Apartment" be kept in abeyance;

The Authority further directs the Promoter not to advertise or offer for sale or take fresh bookings and display this prominently on their web page on the web site of RERA until any interim or final order against the decision of the competent authority is brought to its notice.

Sd/-

Secretary

Patna, Dated: 20/04/2023

Memo No: RERA/159/2021/168

Copy to:

Shri. Mukesh Kumar Sinha,  
Griham Developers Pvt. Ltd.,  
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Bihar.  
Email Id: grihamgroups@yahoo.com



  
Secretary