

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- 325/2018

Authorised Representative of RERA

...Complainant

Versus

M/s. Concicon Construction Pvt. Ltd.

...Respondent

Project: Sarvodaya City

Present: For the Complainant: Adv. Ankit Kumar

For the Respondent: Adv. Sharad Sekhar

ORDER

06.03.2025

1. Hearing taken up under section 6 of the Real Estate (Regulation and Development) Act, 2016, for rejection of the application for extension of registration of the project "Sarvodaya City".
2. The Real Estate Regulatory Authority, Bihar issued a notice to M/s. Concicon Construction Pvt. Ltd on 24.02.2025 as to why the application filed on dated 03.01.2025 for extension of registration of Project Sarvodaya City, should not be rejected under section 6 of the Real Estate (Regulation and Development) Act, 2016.
3. The Authorised Representative of RERA submitted that the present project registration is valid from 31.08.2020 to 31.03.2025 and with an additional nine months of extension [as per O.O. No: 44, dated 09.05.2024], the registration is valid till 30.12.2025.
4. The learned counsel for the respondent appeared and submitted that the promoter had applied for the extension of the project's registration in advance, as SBI bank is willing to disburse the loan for the present project only on the condition that the project's validity must be two years. It was further submitted that since the current validity of the project is until 30.12.2025, the bank may not disburse the loan. The respondent also stated that Rs. 11 crore has been arranged as collateral. Further also submitted that map of the project is valid till 2028.
5. Since the respondent has submitted a premature application, the Bench hereby rejects the application for the extension of the registration of the Project Sarvodaya City on the ground of non-fulfillment of the requirements stipulated under Rule 6(1) of the Bihar Real Estate (Regulation and Development) Rules,

2017. Further, the Bench grants liberty to the respondent to submit the application again within three months prior to the expiry of the registration, along with the requisite documents as mandated under Section 6 of the Real Estate (Regulation and Development) Act, 2016, Rule 6(4) of the Bihar Real Estate (Regulation and Development) Rules, 2017, and the respective regulations.

Sd/-

**Ved Prakash
Special Presiding Officer**