

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Hon'ble Member Mrs. Nupur Banerjee.**  
**RERA/Pro/Reg- 58/2024**

Authorised Representative of RERA ...Complainant

Versus

Ansh Raj Construction ...Respondent

**Project: Nageshwar Smriti Apartment**

For the Complainant: Adv. Ankit Kumar, L.R.

For the Respondent: Shri Bimlendra Kumar, Director.

**ORDER**

**05.07.2024**

Hearing taken up under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016.

Learned counsel for the complainant submits that a show-cause notice issued to the respondent on 19.06.2024 as to why the application for registration of the Project Nageshwar Smriti Apartment filed by the company with the Real Estate Regulatory Authority, Bihar should not be rejected under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016.

The Director of the respondent company appeared before the bench and prayed for one month's time to submit the requisite documents as per the notice dated 19.06.2024, as the landowner of the project is out of the city, making it impossible to submit the documents with the landowner's signature.

The Bench allows one month time to the learned counsel for the respondent and further directs that if the requisite documents would not be filed within one month as stipulated in Section 4 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 3 of Bihar Real Estate (Regulation and Development) Rules, 2017, the application for registration of the project would stand rejected.

Sd/-

**Nupur Banerjee**  
Member