

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- 215/2022**

Authorised Representative of RERA

...Complainant

Versus

Apna Awas Construction Pvt. Ltd.

...Respondent

Project: Kapil Residency

Present: For the Complainant: Adv. Ankit Kumar

For the Respondent: Adv. Amit Singh

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 "Kapil Residency".
2. The Real Estate Regulatory Authority, Bihar issued a notice to Apna Awas Construction Pvt. Ltd on 24.02.2025 as to why the application filed on dated 11.12.2024 for extension of registration of Project Kapil Residency, should not be rejected under section 6 of the Real Estate (Regulation and Development) Act, 2016.
3. The learned counsel for the respondent appeared and submitted that he has already submitted an application before the competent authority for the revalidation of the project's map, following which a reminder was also issued to the competent authority. However, the revalidation of the map has not been done to date. The learned counsel further prayed for two months' time to submit the requisite documents as per the notice dated 24.02.2025 and submitted a copy of the time petition before the Bench.
4. The Bench grants the respondent two months time till 08.05.2025 to submit the documents as per the notice dated 24.02.2025. If the requisite documents are not submitted as directed, in accordance with 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 Bihar RERA/Gen.Regulations/2024, the application for the registration of the project would be rejected.

**Sd/-
Ved Prakash
Special Presiding Officer**