

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- RERAP291201800136-5

Authorised Representative of RERA

...Complainant

Versus

Aditya Niwas Developers & colonizers.

...Respondent

Project: Chhabil Chandra Enclave

Present: For the Complainant: Adv. Ankit Kumar, A.R

For the Respondent: Adv. Kriti Suman

ORDER

08.01.2026

1. The present matter was earlier fixed for hearing on 26.12.2025; however, due to the non-availability of the Bench, the matter was fixed for hearing today.
2. Hearing taken up under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016, for rejection of the application for registration of the project “Chhabil Chandra Enclave”.
3. The Real Estate Regulatory Authority, Bihar issued a notice to Aditya Niwas Developers & colonizers on 18.12.2025 as to why the application filed on 19.06.2025 for registration of Project Chhabil Chandra Enclave should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.
4. The learned counsel for the respondent company appeared and prayed for thirty days time to file the requisite documents as per the notice dated 18.12.2025 and submitted a time petition in this regard.
5. The bench grants time to submit the documents till 05.02.2026, Further, on receiving of documents the Registration Wing will process the application. If the requisite documents are not submitted as directed, in accordance with Section 4 of the Real Estate (Regulation and Development) Act, 2016, and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules, 2017, the application for registration of the project would be rejected.

Sd/-

Ved Prakash
Special Presiding Officer