

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,**  
**RERA/Pro/Reg- RERAP09112024193803-2**

Authorised Representative of RERA

...Complainant

Versus

Seemanchal JR Residency Pvt. Ltd.

...Respondent

**Project: JR Residency Phase- 1**

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

For the Respondent: Adv. Shashi Kumar

**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 “JR Residency Phase-1”.
3. The Real Estate Regulatory Authority, Bihar issued a notice to Seemanchal JR Residency Pvt. Ltd on 18.12.2025 as to why the application filed on 23.08.2025 for registration of Project JR Residency Phase- 1 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 27.01.2026, 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**