

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,**  
**RERA/Pro/Reg- 29/2018**

Authorised Representative of RERA ...Complainant

Versus

Rooftech Developers Pvt. Ltd. ...Respondent

**Project: Roof Tech Royal Garden Phase-1 (A,B)**

Present: For the Complainant: Adv. Ankit Kumar

For the Respondent: Adv. Mukesh Kumar with Shakir

Azar, Director of the company

**ORDER**

**24.10.2024**

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 “Roof Tech Royal Garden Phase-1 (A,B)”.

The Real Estate Regulatory Authority, Bihar issued a notice to Rooftech Developers Pvt. Ltd. on 18.10.2024 as to why the application filed on 13.09.2024 for extension of registration of Project Roof Tech Royal Garden Phase-1 (A,B), should not be rejected under section 6 of the Real Estate (Regulation and Development) Act, 2016.

Learned counsel for the respondent company appeared before the bench and prayed for 3 months to file the requisite documents as per notice dated 18.10.2024 as the promoter has already applied for the revalidation of the map before the competent authority.

The Bench directed the Learned counsel for the respondent company to submit a time petition in this regard by today, after which a 3 month will be granted to submit the documents as per the notice dated 18.10.2024. In the event of non-submission of the time petition, the application for extension of registration of the project will be rejected.

The Bench grants the respondent time up to 31.01.2025 to submit the documents as per the notice dated 16.10.2024. 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 extension of registration of the project would be rejected.

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