

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,  
RERA/Pro/Reg- RERAP811201801056-3**

Authorised Representative of RERA

...Complainant

Versus

Ganesh Dutt Parishad Bihar

...Respondent

**Project: Ganesh Dutt Smriti Gram**

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

For the Respondent: Adv. Sumit Kumar

## **ORDER**

**17.07.2025**

1. 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 “Ganesh Dutt Smriti Gram”.
2. The Real Estate Regulatory Authority, Bihar issued a notice to Ganesh Dutt Parishad Bihar on 23.06.2025 as to why the application filed on 02.06.2025 for registration of Project Ganesh Dutt Smriti Gram should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.
3. Learned counsel for the respondent company appeared and submitted that one of the employees unintentionally filed the present application, mentioning plots that are not part of the project already registered by the Authority. He further prayed for time to exclude those old plot numbers that were already registered by the Authority.
4. The Authorized Representative of RERA submitted that since the application includes plot numbers of a project already registered with the Authority, these cannot be deleted after submission. Moreover, the same plot numbers appear in the project’s permit letter. Therefore, the present application may be rejected, and the promoter should file a fresh application.
5. Since, the present application has been filed under the pretext of a fresh application. However, upon scrutiny, it is observed that several plots included in the current application correspond to those in an earlier extension application, which was rejected due to the promoter’s failure to fulfill required conditions. The

promoter is directed to note that instead of filing a proper extension application for the ongoing project, the promoter has combined a few new plots with the previously rejected plots and submitted the entire proposal as a fresh application. This is not in accordance with the prescribed procedure. Therefore, the present application for the registration of the project is rejected.

6. Further, the promoter is hereby directed to file two separate applicationshenceforth:
  - a) An application specifically for the extension of the existing project,and
  - b) A distinct application for registration of the new plots as a fresh project.

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