

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,  
RERA/Pro/Reg- RERAP158201800735-7**

Authorised Representative of RERA

...Complainant

Versus

Kula Developers Pvt. Ltd.

...Respondent

## **Project: Kula Sapphire**

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

For the Respondent: Shri Rajesh Kumar, Director

### **ORDER**

**19.06.2025**

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 “Kula Sapphire”.
2. The Real Estate Regulatory Authority, Bihar issued a notice to Kula Developers Pvt. Ltd. on 13.06.2025 as to why the application filed on 05.05.2025 for registration of Project Kula Sapphire 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 prayed for five days’ time to file the requisite documents as per the notice dated 13.06.2025. He further requested that the respondent be permitted to submit the documents via email, as currently, there is no open window on the website to submit the compliance.
4. The bench grants time to submit the documents till 24.06.2025 through mail. Further, on receipt 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**