

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,**  
**RERA/Pro/Reg- 172/2024**

Authorised Representative of RERA

...Complainant

Versus

Makan Developers (I) Pvt. Ltd.

...Respondent

**Project: Vaishali Park**

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

For the Respondent: Adv. Sumit Kumar

**ORDER**

**21.11.2024**

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 “Vaishali Park”.
2. The Real Estate Regulatory Authority, Bihar issued a notice to Makan Developers (I) Pvt. Ltd. on 13.11.2024 as to why the application filed on 18.09.2024 for registration of Vaishali Park, 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 requested time till 05.01.2025 to submit the requisite documents as per the notice dated 13.11.2024. He also submitted a petition to this effect before the bench. This indicates that the application remains under process beyond the stipulated thirty working days due to the respondent's request.
4. Furthermore, upon submission of the documents by 06.01.2025, the Registration Wing will process the application. However, 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 project registration will be rejected.

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