

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- 372/2018**

Authorised Representative of RERA ...Complainant

Versus

Aakriti Buildcon Pvt. Ltd. ...Respondent

Project: Aakriti's The Nest

Present: For the Complainant: Adv. Ankit Kumar

For the Respondent: Adv. Sharad Sekhar

For the Landowner: Adv. Sumit Kumar

ORDER

27.02.2025

1. The present matter last heard on 16.01.2025.
2. 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 "Astha Residency".
3. The Real Estate Regulatory Authority, Bihar issued a notice to Astha Homes Pvt. Ltd. on 10.02.2025 as to why the application filed on dated 04.12.2024 for extension of registration of Project Astha Residency, should not be rejected under section 6 of the Real Estate (Regulation and Development) Act, 2016.
4. The learned counsel for the landowner submitted his reply why the extension of the registration of the project should not be granted to the respondent.
5. The learned counsel for the respondent company appeared before the bench and prays for one month time to file the requisite documents as per notice dated 16.01.2025.
6. The Bench grants the respondent one month's time to submit the documents as per the notice dated 16.01.2025. 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 the registration of the project will be rejected.
7. In case the respondent submits the documents, the Registration Wing shall prepare a report and also consider the reply of the landowner in its report, so that the Authority may take a call on whether the extension for the registration of the project should be granted to the respondent company or not.

Sd/-

**Ved Prakash
Special Presiding Officer**