

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,**  
**RERA/Pro/Reg- 197/2024**

Authorised Representative of RERA

...Complainant

Versus

Aparna Architect and Associate LLP

...Respondent

**Project: Aparna City**

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

For the Respondent: Adv. Sharad Sekhar

**ORDER**

**27.02.2025**

1. The present matter was scheduled for hearing on 20.02.2025, but due to unavoidable reasons, it was adjourned and has been listed for hearing today.
2. 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 "Aparna City".
3. The Real Estate Regulatory Authority, Bihar issued a notice to Aparna Architect and Associate LLP on 13.02.2025 as to why the application filed on 14.10.2024 for registration of Project Aparna City should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.
4. Learned counsel for the respondent company appeared and prayed for 2 weeks time to file the requisite documents as per the notice dated 13.02.2025. He also submitted a petition in this respect before the bench. This indicates that the application is still under process beyond the thirty working days due to the respondent's request.
5. Furthermore, upon submission of the documents till 20.03.2025, 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**