

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- 688/2018**

Authorised Representative of RERA

...Complainant

Versus

Jalalpur Infrastructure Pvt. Ltd.

...Respondent

Project: Jalalpur Gems

Present: For the Complainant: Adv. Ankit Kumar

For the Respondent: Shri Anuj Sinha, Executive Officer.

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 6 of the Real Estate (Regulation and Development) Act, 2016, for rejection of the application for extension of registration of the project "Jalalpur Gems".
3. The Real Estate Regulatory Authority, Bihar issued a notice to Jalalpur Infrastructure Pvt. Ltd. on 10.02.2025 as to why the application filed on dated 23.02.2024 for extension of registration of Project Jalalpur Gems, should not be rejected under section 6 of the Real Estate (Regulation and Development) Act, 2016.
4. The Executive Officer of the respondent company appeared and submitted that the present project has been completed and will submit the same within a month.
5. The bench observed that the respondent company neither submitted the requisite documents as per notice dated 10.02.2025 nor received the completion certificate till date and at present the aforesaid project is lapsed.
6. Therefore, the Authority reject the application for the extension of the registration of the project as the requisite documents are not submitted by the respondent as stipulated by 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 as per Bihar RERA/Gen.Regulations/2024 and the respondent. Further the bench hereby directs the respondent to submit the completion certificate after receiving it from the competent authority.

Sd/-

**Ved Prakash
Special Presiding Officer**