

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- 223/2024**

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: Adv. Sumit Kumar.

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 “Kula Sapphire”.
3. The Real Estate Regulatory Authority, Bihar issued a notice to Kula Developers Pvt. Ltd. on 10.02.2025 as to why the application filed on 18.11.2024 for registration of Project Kula Sapphire 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 submitted that all requisite documents were uploaded on the website on 19.02.2025, in compliance with the notice dated 10.02.2025. Further, the learned counsel for the respondent company prays that the matter be put up for hearing again. If any requisite documents are still required, as the present project registration is being applied for the fourth time by the respondent company, the same may be informed on the next date of hearing so that the respondent company may explain the reason for the shortfall.
5. The Bench directs the Registration Wing RERA Bihar to process the application for registration of the real estate project “Kula Sapphire” if the requisite documents are submitted as stipulated by Section 4 of the Real Estate (Regulation and Development) Act, 2016, and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules, 2017 and submit a report mentioning therein that still there is any shortfall in the documents or not.
6. Put up for hearing on 20.03.2025.

Sd/-

**Ved Prakash
Special Presiding Officer**