

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,  
RERA/Pro/Reg- RERAP11082020205511-2**

Authorised Representative of RERA

...Complainant

Versus

Vaibhav Greenhomes Pvt. Ltd.

...Respondent

## **Project: Sita Complex**

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

For the Respondent: Adv. Kriti Suman

## **ORDER**

**28.08.2025**

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 “Sita Complex”.
2. The Real Estate Regulatory Authority, Bihar issued a notice to Vaibhav Greenhomes Pvt. Ltd. on 20.08.2025 as to why the application filed on 22.05.2025 for registration of Project Sita Complex, should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.
3. The learned counsel for the respondent company submits that the requisite documents were submitted by the respondent on 27.08.2025 on the website, in compliance with the notice dated 20.08.2025. It is further prayed that, if any documents are still required, a final query may be raised before rejecting the application for registration of the project.
4. The Bench directs the Registration Wing, RERA Bihar, to process the application for registration of the real estate project “Sita Complex” if the requisite documents are submitted as stipulated under Section 4 of the Real Estate (Regulation and Development) Act, 2016, and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules, 2017. If any documents are still required, raised a final query before rejecting the application. Thereafter, the proposal shall be processed for further decision by the Authority accordingly.

Sd/-

**Ved Prakash  
Special Presiding Officer**