

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- 281/2022

Authorised Representative of RERA ...Complainant

Versus

Maa Tata City Homes Pvt. Ltd. ...Respondent

Project: Mayura City

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

For the Respondent: Shri Krishna, Director with Adv.
Ankit Kumar

ORDER

22.01.2026

1. 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 "Mayura City".
2. The Real Estate Regulatory Authority, Bihar issued a show-cause notice to Maa Tata City Homes Pvt. Ltd. on 31.12.2025 as to why the application filed on dated 24.10.2025 for extension of registration of Project Mayura City, should not be rejected under section 6 of the Real Estate (Regulation and Development) Act, 2016.
3. The learned counsel for the complainant submits that the registration certificate for the aforementioned project is valid from 06.01.2021 to 05.11.2025, and with an additional nine months of extension [as per O.O No-44, dated 09-05-2024], the registration is valid till 04.08.2026. As per Rule 6 of the Bihar RERA Rules, 2017, the registration may be extended on an application submitted by the promoter within three months prior to the expiry of the registration.
4. Since the application is premature, the present application for extension of the registration of the project is hereby rejected. Further, the promoter may apply for extension of the registration of the project within three months prior to the expiry of the project's registration.

Sd/-

Ved Prakash
Special Presiding Officer