

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,**  
**RERA/Pro/Reg- 403/2021**

Authorised Representative of RERA ...Complainant

Versus

Smart india Infrahigh and Multiservices Pvt. Ltd. ...Respondent

**Project: Smart India Township**

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

For the Respondent: Er. Prabhakar Kumar Singh

**ORDER**

**22.01.2026**

1. Hearing taken up under section 6 of the Real Estate (Regulation and Development) Act, 2016.
2. The Real Estate Regulatory Authority, Bihar issued a show-cause notice to the respondent on 13.01.2026 as to why the application for extension of registration of the Project Smart India Township, filed by the company with the Real Estate Regulatory Authority, Bihar, should not be rejected under Section 6 of the Real Estate (Regulation & Development) Act, 2016.
3. The authorised representative submits that a total of ten requisite documents are required to process the present application; however, to date, the promoter has not submitted a single document in this regard. The present application was filed by the promoter on 14.06.2025.
4. The representative of the respondent company submitted that some of the document is still not ready, due to which the promoter is unable to proceed further.
5. Since the respondent company has not complied with the notice dated 13.01.2026, the Authority deems it fit to reject the application for extension of registration of the project Smart India Township on the ground of inadequate documentation, as stipulated under Section 6 of the Real Estate (Regulation and Development) Act, 2016 and Rule 6(4) of the Bihar Real Estate (Regulation and Development) Rules, 2017.

Sd/-

**Ved Prakash**  
**Special Presiding Officer**