

REAL ESTATE REGULATORY AUTHORITY, BIHAR

IN THE COURT OF SRI ANIMESH PANDEY,
SECRETARY, RERA, BIHAR

RERA/Pro/Reg. - RERAP03242026162333-1

Authorized Representative of RERA	...Complainant
Versus	
PEPPL Infracon Pvt. Ltd.	...Respondent

Project: PEPPLS GREEN EXOTICA

Present: For the Complainant: Shri Shiv sang Thakur, A.R
For the Respondent: Shri Mohit Raj, Advocate

ORDER

25.08.2026

1. Hearing is taken up. The learned authorized representative of RERA Shri Shiv sang Thakur is present. The learned counsel for the respondent, Shri Mohit Raj is also present and files Vakalatnama.
2. The learned Authorized Representative of RERA submits that a notice under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016 had been issued to the respondent -PEPPL Infracon Pvt. Ltd. on 17.08.2026 to explain as to why the application filed on 21.06.2026 for registration of Project “PEPPLS GREEN EXOTICA” should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016, on account of non-submission of relevant documents by way of query no.1 (a) & (b) raised in the matter under reference in the prescribed timeline.
3. The learned counsel for the respondent - developer submits that the Development Agreement has been signed by Sumitra Devi for 110 decimals of land, out of which jamabandi of 39

decimals of land is in the name of Sumitra Devi and rest 71 decimals of land is still recorded in her husband name Sripal Singh. The respondent has already applied before the Circle Officer of the concerned Block for mutation of 71 decimals land in the name of Sumitra Devi which is under process. He requests for twenty-one days' time to submit the requisite documents, as sought in the notice, by filing a time petition along with a copy of the mutation application applied for the same.

4. The Bench grants twenty-one days' time to file the requisite documents. If the requisite documents are filed within the time granted, the Registration Wing will process the application for registration, failing which the application for registration of the project would be rejected.

Sd/-

(Animesh Pandey)
Secretary,
RERA, Bihar.