

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SRI ANIMESH PANDEY,
SECRETARY, RERA, BIHAR

RERA/Pro/Reg. – RERAP11262025181645-3

Authorized Representative of RERA ...Complainant
Versus

M/s. Srigobinda Construction Pvt. Ltd. ...Respondent

Project: MANGLA SADAN

For the Complainant: Shri Aditya Shashank, A.R,
For the Respondent: Shri Anup Kumar Sinha, Advocate

ORDER

13.07.2026

1. Hearing is taken up. The learned authorized representative on behalf of RERA, Shri Rishav Raj is not present. However, the Bench directs Shri Aditya Shashank, the authorized representative of RERA, who is present in the Court for another matter, to assist the Bench. The learned counsel on behalf of the respondent – company, Shri Anup Kumar Sinha is also present.
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 M/s. M/s. Srigobinda Construction Pvt. Ltd. on 08.07.2026 to explain as to why the application filed on 07.05.2026 for registration of Project “ Mangla Sadan” should not be rejected on account of non-submission of relevant documents pertaining to the query raised in the matter under reference in the prescribed timeline.
3. The learned counsel for the respondent submits that the project, which consists of seventeen flats, was commenced in the year, 2022 and was completed in the year, 2025. He also submits that the project is within the planning area and its work was

commenced after the coming into force of the Real Estate (Regular & Development) Act, 2016 (in short, the RERA Act, 2016), but at the relevant time the respondent – promoter did not apply for its registration with RERA as the respondent – promoter as well as the landowner had made up their mind to keep all the flats of their share for personal use. He also submits that till date neither the respondent – promoter nor the landowner has sold any flat of their share, nor has made any advertisement for sale. He also submits that now the respondent – promoter has decided to sell the flats of his share, for which he wants to get the project registered with RERA.

4. The learned Authorized Representative submits that there is no provision under the RERA Act, 2016 for registration of a project with RERA, which has already been completed. The registration under the RERA Act, 2016 is intended for ongoing and proposed project. Hence, the application for registration of a completed unregistered project, in spite of the fact that it was started and completed after coming into force of the RERA Act, 2016, deserves to be rejected. He also submits that the respondent has also not submitted any valid sanctioned map of the project as required under Rule 3(1)(h) of the RERA Rules, 2017. He further submits that earlier the respondent – M/s Srigobinda Construction Pvt. Ltd., had also applied for registration of the said project and vide order dated 05.02.2026 the Authority, as prayed for, granted time till 13.02.2026 to file the requisite documents with condition that in case of non-compliance the application for registration of the project would be rejected. Since the requisite documents were not filed, that application for registration stood rejected.

5. Taking into consideration the aforesaid facts, the Bench grants time to the respondent to submit any relevant documents to bolster his case till 20.07.2026, and on the receipt/non-receipt of the requisite documents till the abovementioned date, the Registration Wing will process the application accordingly. If the requisite documents are not submitted in accordance with Section 4 of the Real Estate (Regulation and Development) Act, 2016, and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules, 2017 within the time granted, the application for registration of the project would be rejected.

Sd/-
(Animesh Pandey)
Secretary
RERA, Bihar.