

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

RERA/Pro/Reg. – RERAP303201800237-3

Authorized Representative of RERA ...Complainant
Versus

M/s. Ashiana Creators Pvt. Ltd. ...Respondent

Project: ASHIANA HEIGHTS

For the Complainant: Shri Rishav Raj, A.R,

For the Respondent: Shri Uma Shankar Kumar, Manager,

ORDER

15.07.2026

1. Hearing is taken up. The learned authorized representative of RERA, Shri Rishav Raj is present. Shri Uma Shankar Kumar, the Manager of the respondent – company, is also present and files an authorization letter issued under the signature of the Director of the respondent – company.
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. Ashiana Creators Pvt. Ltd. on 23.06.2026 to explain as to why the application filed on 05.05.2026 for registration of Project “Ashiana Heights” should not be rejected on account of non-submission of relevant documents by way of three queries raised in the matter under reference in the prescribed timeline.
3. Each query was discussed with the Manager of the respondent - company, during which the learned authorized representative of RERA advised him for submission of the requisite documents as per the notice.

4. The representative of the respondent company submits that all the queries have been met but they have not been uploaded on the site of RERA, for which he prays for one week's time.
5. The Bench grants time to the respondent to submit the aforesaid requisite documents till 22.07.2026 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 within the time granted and 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, the application for registration of the project would be rejected.

Sd/-

(Animesh Pandey)

Secretary
RERA, Bihar.