

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

RERA/Pro/Reg. – RERAP313201800243-2

Authorized Representative of RERA ...Complainant
Versus

M/s. Apna Awas Construction Pvt. Ltd. ...Respondent

Project: KOSMOS

For the Complainant: Shri Vivek Prakash, A.R,
For the Respondent: Shri Amit Singh, Advocate

ORDER

15.07.2026

1. Hearing is taken up. The learned authorized representative of RERA, Shri Vivek Prakash is present. The learned counsel on behalf of the respondent – developer, Mr. Amit Singh 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. Apna Awas Construction Pvt. Ltd., on 03.07.2026 to explain as to why the application filed on 17.11.2025 for registration of Project “Kosmos” should not be rejected on account of non-submission of relevant documents by way of four queries raised in the matter under reference in the prescribed timeline.
3. Each query was discussed with the learned counsel for the respondent and he submits that he would meet all the queries made in the notice by 27.07.2026 but, subsequently, he requests for time till 28.07.2026 on account of his engagement in other cases on that date.

4. The Bench grants time to the respondent to submit and upload the requisite documents on the site of RERA till 28.07.2026 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.