

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

RERA/Pro/Reg. - RERAP01192026231359-1

Authorized Representative of RERA ...Complainant
Versus

DRS Venture ...Respondent

Project: YAMUNA GREEN, PHASE -2

Present: For the Complainant: Shri Shiv Sang Thakur, A.R

For the Respondent: Shri Dharamjit Kumar, Partner,

ORDER

10.06.2026

1. Hearing is taken up. The learned authorized representative on behalf of RERA Shri Shiv Sang Thakur, and one of the partners of the respondent – company, Shri Dharamjeet Kumar, are 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 DRS Venture on 02.06.2026 to explain as to why the application filed on 16.01.2026 for registration of Project “Yamuna Green, Phase -2” should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016, on the ground that the present application by the respondent for registration of the project “Yamuna Green, Phase -2” pertains to a lapsed project “Yamuna Green” of M/s Apna Ashiyana Homes Pvt. Ltd. He further submits that unless the original promoter first gets the registration of the project “Yamuna Green” extended, and the consent of two third allottees of the project “Yamuna Green”, the transfer of rights

to a third party may not be sought as the same is restrained by the provisions of Section 15 of the RERA Act, 2016.

3. The partner of the respondent – company agrees with the submission of the learned Authorized Representative appearing for RERA and submits that he will take necessary steps for getting registration of the lapsed project “Yamuna Green” extended by M/s Apna Ashiyana Homes Pvt. Ltd. and thereafter he will take steps for transfer of rights to a third party according to Section 15 of the RERA Act, 2016.
4. In view of the fact that the respondent – DRS Ventures has submitted the application for registration of a project “Yamuna Green, Phase -2” in contravention of the provisions of Section 15 of the RERA Act, 2016, which is accepted by the respondent during course of hearing of the case, the present application for registration dated 16.01.2026 is, accordingly, rejected.

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