

1. Hearing is taken up. The learned authorized representative on behalf of RERA Shri Ankit Kumar, is present. Shri Ayush Raj, an architect staff of the respondent – company, is also present by filing an authorization letter in the Bench.
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. Riyank Construction Pvt. Ltd. on 25.05.2026 to explain as to why the application filed on 24.04.2026 for registration of Project “ Hari Raj Residency” 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 11 queries raised in the matter under reference in the prescribed timeline.
3. The staff of the respondent – company submits that all the queries except the query no.10 regarding non-encumbrance certificate, as raised in the notice dated 25.05.2026, have been met. He further submits that the non-encumbrance certificate will be submitted by 18th June, 2026.

4. The Bench grants time till 18th June, 2026 to submit the non-encumbrance certificate and on receiving of the said document the Registration Wing will scrutinize all the documents and process the application for registration. If the requisite documents including the non-encumbrance certificate, as directed, are not found 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.