

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Hon'ble Member Mrs. Nupur Banerjee.**  
**RERA/Pro/Reg- 11/2024**

Authorised Representative of RERA ...Complainant

Versus

M/s. Apna Ghar Associates ...Respondent

**Project: Neelam Heights**

For the Complainant: Adv. Ankit Kumar, L.R.

For the Respondent: Adv. Kriti Suman

**ORDER**

**31.05.2024**

Hearing taken up under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016, for rejection of the application for registration of the project "Neelam Height".

The Real Estate Regulatory Authority, Bihar issued a show-cause notice to M/s. Apna Ghar Associates through its Partner, Shri Kumar Abhijeet, on 21.05.2024 as to why the application for registration of the Project Neelam Heights filed by the company with the Real Estate Regulatory Authority, Bihar on 18.01.2024, should not be rejected under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016.

Learned counsel for the respondent company appeared before the bench and she prays for one month time to submit the requisite documents as per notice dated 21.05.2023 as the promoter has already applied for the registration of the firm before the competent authority.

The Bench grand one month time to the learned counsel for the respondent and further directs that if the requisite documents would not be filed within one month as stipulated in Section 4 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 3 of Bihar Real Estate (Regulation and Development) Rules, 2017, the application for registration of the project would be rejected.

Sd/-

**Nupur Banerjee**  
Member