

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,

RERA/Pro/Reg- 04/2024

Authorised Representative of RERA

...Complainant

Versus

M/s Vastu Vastaya Builder Pvt. Ltd.

...Respondent

Project: Usha Height

Present: For the Complainant: Adv. Ankit Kumar, A.R

For the Respondent: Shri Juned Ansari, A.R.

ORDER

21.05.2026

1. Hearing was conducted regarding the proposed rejection of the application for extension of registration of the project “Usha Height”.
2. The Real Estate Regulatory Authority, Bihar issued a notice to M/s Vastu Vastaya Builder Pvt. Ltd. on 11.05.2026, asking as to why the application for extension of registration of the project “Usha Height”, filed on 13.03.2026, should not be rejected under Section 6 of the Real Estate (Regulation and Development) Act, 2016.
3. The Authorised Representative of the respondent submitted that the proposal for re-approval of the project map has already been submitted before the competent authority; however, till date, the map has not been sanctioned by the competent authority. Therefore, he prayed for two months’ time to submit the requisite documents.
4. Upon consideration of the submissions made by the Authorised Representative of the respondent and the materials available on record, the Authority finds that the respondent has failed to submit the requisite documents as mandated under Section 6 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 6(4) of the Bihar Real Estate (Regulation and Development) Rules, 2017 for extension of registration of the project.
5. Mere pendency of approval before the competent authority cannot be a ground for granting extension in absence of the mandatory documents

required under the Act and Rules. Despite sufficient opportunity, the respondent has failed to comply with the statutory requirements.

6. Accordingly, the application for extension of registration of the project “Usha Height” filed by M/s Vastu Vastaya Builder Pvt. Ltd. is hereby rejected.

Sd/-
Ved Prakash
Special Presiding Officer