REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

RERAP04062019220442-2

Authorised Representative of RERA ...Complainant

Vs

M/s Sunit Housing Pvt. Ltd. …..Respondent

Project: Sunit Ajanta Mega Mall

Present: For Complainant: Mr. Shiv Sang Thakur, Advocate
For Respondent: Ms. Kriti Suman, Advocate

03/07/2026 **PROCEEDING**

Hearing taken up. Mr. Shiv Sang Thakur, learned authorised representative for the Authority is present. Ms. Kriti Suman, learned counsel appears through a valid Vakalatnama given in her favour by the Director of the respondent Company Mr. Chandra Prakash.

Learned counsel for the applicant- promoter submits that earlier Mr. Ramchandra Prasad had entered into the development agreement with the promoter but now he is no more. She requests for an additional time of at least 20 days to be given to her for doing the needful and submitting the documents after obtaining proper Jamabandi and NEC from the competent authority. She further submits that the same has been applied before the competent authority and she is very hopeful that the applicant- promoter shall be submitting the documents very soon.

Learned authorised representative appearing for the Authority submits that the said application was submitted on 18.05.2026 and the applicant-promoter has not been able to furnish the documents even after a lapse of over 30 days.

Learned legal representative of the applicant- promoter submits that she is hopeful to get the documents and therefore, requests for an additional time of 20 days.

Mr. Shiv Sang Thakur further submits that the development agreement has been made between Ajanta Palace Pvt. Ltd. and the applicant promoter. The Jamabandi is in the name of Ramchandra Prasad, Ajanta Palace Pvt. Ltd. and hence, unless the Jamabandi document is corrected and procured in the name of Ajanta Palace Pvt. Ltd. along with a proper NEC (Non-encumbrance certificate) in favour of the applicant- promoter, the application cannot be taken into consideration for being registered.

This Bench after hearing the applicant- promoter as well as the Authority's representative observes that the total time provided U/s 5 of the Real Estate (Regulation and Development) Act, 2016 is only 30 days, whereas the applicant has still not submitted the required documents and requests for a

further time of 20 days more. This Bench finds it difficult to grant further time as requested by the applicant- promoter.

However, in the interest of prospective buyers this Bench allows a time of 15 days to the applicant- promoter, which shall be final. The applicant-promoter is directed to submit the entire details within a period of 15 days, failing which, necessary action for rejection of this application shall be taken.

The learned authorised legal representative of the applicant- promoter is directed to submit a written request as being prayed for during the hearing today, after which further time will be given to her.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar