

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- RERAP07232025130638-1**

Authorised Representative of RERA

...Complainant

Versus

Apna Awas Advance Retail Joint Venture Company

...Respondent

Project: Kamal Palace

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

For the Respondent: Adv. Ankit Kumar

ORDER

15.01.2026

1. 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 “Kamal Palace”.
2. The Real Estate Regulatory Authority, Bihar issued a notice to Apna Awas Advance Retail Joint Venture Company on 31.12.2025 as to why the application filed on 07.10.2025 for registration of Project Kamal Palace should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.
3. The learned counsel for the respondent company appeared and prayed for thirty days time to file the requisite documents as per the notice dated 31.12.2025 and submitted a time petition in this regard.
4. The bench grants time to submit the documents till 29.01.2026, Further, on receiving of documents the Registration Wing will process the application. If the requisite documents are not submitted as directed, 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/-

**Ved Prakash
Special Presiding Officer**