

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- 372/2018**

Authorised Representative of RERA ...Complainant

Versus

M/s. Aakriti Buildcon Pvt. Ltd. ...Respondent

Project: Aakriti's The Nest

Present: For the Complainant: Adv. Ankit Kumar

For the Respondent: Adv. Sharad Sekhar

For the Landowner: Adv. Sumit Kumar

Proceeding

16.01.2025

Hearing taken up under section 6 of the Real Estate (Regulation and Development) Act, 2016, for rejection of the application for extension of registration of the project "Aakriti's The Nest".

The Real Estate Regulatory Authority, Bihar issued a notice to M/s. Aakriti Buildcon Pvt. Ltd. on 02.01.2025 as to why the application filed on dated 27.08.2024 for extension of registration of Project Aakriti's The Nest, should not be rejected under section 6 of the Real Estate (Regulation and Development) Act, 2016.

The learned counsel for the respondent company appeared before the bench and prayed for two months to file the requisite documents as per the notice dated 02.01.2025, stating that the promoter has already applied for the revalidation of the map before the competent authority and submitted a copy of the time petition before the bench.

The learned counsel for the landowner of the project appeared before the bench and submitted that since the validity of the project expired on 03.07.2023, the promoter's rights over the project have also lapsed. Furthermore, a complaint vide RERA/CC/332/2024 has already been filed before the Hon'ble Authority, requesting that the validity of the project not be extended and that the provisions of Section 8 be followed, thereby transferring the rights of the project to the Association of Allottees.

The learned counsel for the respondent directed to submit a reply to the submission made by the learned counsel for the landowner.

Put up for hearing on 13.02.2025

Sd/-

**Ved Prakash
Special Presiding Officer**