REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- RERAP0805201920546-5

Authorised Representative of RERA …Complainant

Versus

M/s. MGR Constech Pvt. Ltd. …Respondent

Project: Gayatri Encalve

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

For the Respondent: Shri Amit Kumar, Manager

ORDER

14.09.2026

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 "Gayatri Encalve".
2. The Real Estate Regulatory Authority, Bihar issued a notice to M/s. MGR Constech Pvt. Ltd. on 07.09.2026 as to why the application filed on 10.07.2026 for registration of Project Gayatri Encalve should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.
3. The manager of the respondent company appeared and prayed for time to file the requisite documents in compliance with the notice dated 07.09.2026. He further requested that the amount required to be deposited towards the fees, as directed in Point No. 3, may be communicated to the respondent, whereupon the said amount would be deposited within 10 days.
4. The Bench directed the Scrutiny Team of the Registration Wing to calculate the requisite fees and raise a query with the respondent company accordingly. The Registration Wing was further directed to open a window for submission of the requisite compliance/documents. The Bench granted time to the respondent company to submit the requisite documents up to 21.09.2026. Upon receipt of the documents, the Registration Wing shall process the application. In the event that the requisite documents are not submitted as directed, the application for registration of the project shall be rejected 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.

Sd/-
(Ved Prakash)
Special Presiding Officer