**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERAP02182019161621-5**

**Authorised Representative of RERA ...Complainant**

**Vs**

**M/s Sai Sampann Infra LLP …..Respondent**

**Project: Ajay Palace**

**Present: For Complainant: Mr. Vivek Prakash, Civil Engineer**
**For Respondent: Mr. Rakesh Ranjan, Advocate**

**25/06/2026** **PROCEEDING**

Hearing taken up u/s 5(1)(b) of the RERA Act, 2016. Mr. Vivek Prakash, Civil Enginer, RERA is present on behalf of the Authority. Mr. Rakesh Ranjan, learned counsel for the applicant- promoter is present.

The Civil Engineer of the Authority submits that the present hearing pertains to application for registration of Real Estate project named Ajay Palace. He also submits that the land in question belongs to Anand Basera Sahkari Grih Nirman Samiti Ltd., Patna which is a co-operative society. Accordingly, the applicant was asked to submit (i) that the applied project land was a free hold land, (ii) NOC/ sanction issued by the Registrar, Co-operative Societies, Govt. of Bihar, (iii) Memorandum of Association and Byelaws of the Society, (iv) copy of all the pages of the proceeding register of the Society and (v) updated report of the Co-operative Society. He further submits that even the corrected Jamabandi, LPC and CRR in the name of Sri Balmiki Paswan has not been submitted. He submits that the applicant has failed to furnish all the above said documents even after giving a reasonable opportunity of doing so.

Mr. Rohit Kumar, the Director of the Company appears during hearing along with his legal counsel Mr. Rakesh Ranjan and requests for a further time of minimum seven days to be given to him for furnishing the required documents.

Considering the request of the applicant- promoter, this Bench, as a last indulgence, allows for a time period of seven days which will be the final opportunity given to him with a direction that in case the applicant fails to furnish the documents as required and requisitioned vide letter no.205 dated 22.06.2026, necessary action for rejection of the present application shall be take. Time so sought is granted till 2nd July, 2026. In case the applicant fails to furnish the required documents by 2nd July, 2026, necessary action for rejection of the present application shall be taken.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar