REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/366/2026

Santosh Kumar Singh ……Complainant

Vs

M/s Manik Realtors Pvt. Ltd. ……Respondent

Project: Madhuban City

Present: For Complainant: Mr. Shivam Anand, Advocate
For Respondent: None

29/10/2026 **PROCEEDING**

Hearing taken up. Mr. Shivam Anand, learned counsel for the complainant is present. The respondent is absent.

Learned counsel for the complainant submits that the respondent M/s Manik Realtors Pvt. Ltd. had advertised in the newspaper and taken banners for sale of plots in the project Madhuban City at Bihta. He submits that the respondent has played fraud on the complainant by mentioning that he has filed an application before the RERA. Ultimately he managed to convince the complainant and the complainant booked two plots bearing Plots no.B70 and B71 admeasuring 1800 sq.ft. each in the project named Madhuban City. When enquired as to which Mauza it belongs to and whether the said area pertaining to the project lies in the planning area or not, learned counsel for the complainant submits that he shall verify the details and furnish the same on the next date of hearing.

The Registration Wing is directed to verify the details whether the said project had been applied for registration with RERA and whether the registration was granted for this project or not. The Registration Wing is further directed that in case the said project though lying in the planning area has not been registered with RERA, in such a case a suo motu case for violation of Section 3 be initiated against the respondent.

Issue notice to the respondent to appear on the next date of hearing.

Put up this case on 06.01.2027 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar