REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/45/2026

Authorised Representative of RERA …...Complainant

Vs

Acres 21 Homes Pvt. Ltd. …..Respondent

Project: Viraj City

Present: For Complainant: Mr. Shivsang Thakur, Advocate
For Respondent: None

06/08/2026 **PROCEEDING**

Hearing taken up. Mr. Shivsang Thakur, learned counsel for the complainant/ Authority is present. The respondent is absent.

Learned counsel for the complainant/ Authority submits that the onus lies on the respondent to place before the Bench submitting the exact reasons why their earlier application for the project was rejected and secondly, they also need to submit a documentary evidence to prove that the impugned project lies outside the planning area.

Considering the submission of the legal representative for the Authority, this Bench directs the respondent to file the following details:

(i) Evidences regarding the project being outside the planning area.
(ii) Reasons with documentary evidence as to why the earlier application filed with RERA in the year 2022 was rejected.

Meanwhile, the Legal Representative of the Authority is also directed to verify the details and submit evidences whether the said area lies in the planning area or not and he is also directed to comply with the directions given during the earlier hearing.

Put up this case on 27.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar