

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SRI ANIMESH PANDEY,
SECRETARY, RERA, BIHAR
RERA/Agent/39/2022

Authorised Representative of RERA ...Complainant

Versus

M/s. Aashritha Homes & Developers Pvt. Ltd. ...Respondent

Project: VAIDEHI VIHAR

Present: For the Complainant: Shri Rishikesh Rajan, A.R
For the Respondent: Shri Sumit Kumar, Advocate

ORDER

10.09.2026

1. Hearing taken up. The learned authorized representative of RERA, Shri Rishikesh Rajan is present. Learned counsel on behalf of the respondent, Shri Sumit Kumar is also present.
2. The learned authorized representative of RERA submits that a notice dated 11.05.2026 under Section 9(7) was issued to Shri Bollineni Venkateswarlu, Chairman of M/s. Aashritha Homes & Developers Pvt. Ltd., directing him to explain as to why his registration as a Real Estate Agent should not be revoked under Section 9(7) of the Real Estate (Regulation and Development) Act, 2016, for booking, selling, and advertising the project “Vaidehi Vihar,” without getting it registered with RERA, Bihar, and thereby contravening the provisions of Section 10(a), 10 (c) (i) (B), and 10 (c)(ii) of the RERA Act, 2016, as well as Clause 2(i), 2(iii), and 2(vi) of the conditions of the Registration Certificate (Form-H) as a real estate agent, but the said notice was not responded to by the respondent. Hence, the instant case has been initiated.
3. The learned counsel for the respondent submits that the instant case is not maintainable as the project in question falls beyond the planning area, which is confirmed by the report dated 30.06.2026

of the Technical Team, RERA. He further submits that earlier the Authority had also initiated a *suo motu* case bearing no. RERA/SM/547/2022 against the respondent on the basis of the same advertisement as annexed with the instant case, which was dropped on 19.12.2022. Thereafter, on the basis of the same advertisement one complaint case bearing no. RERA/CC/113/2024 was also filed against the respondent, which was also disposed of 18.03.2026 in favour of the respondent.

4. He also submits that the advertisement, on the basis of which the instant case has been initiated, was not made by the respondent, rather it was made by some mischievous persons to put him in trouble, for which the respondent has already lodged a police complaint in the concerned Police Station for investigation and criminal action against the alleged miscreants. He has also filed the current status of the police complaint on an affidavit dated 20.08.2026, which is kept on the record.

5. He further submits that the respondent is registered with RERA as a real estate agent and is well within his rights to indulge in commercial activity related to his project located beyond the planning area as there is no any clause or provision in the Real Estate (Regulation and Development) Act, 2016, which may curtail the rights of a real estate agent to indulge in commercial activity related to a project which falls beyond the planning area. The respondent is a registered RERA Agent.

6. The learned Authorized Representative of RERA submits that the orders dated 19.12.2022 & 18.03.2026 passed by the Authority, as referred above, are not relevant in this case as the instant case has been initiated on the basis of the advertisement containing logo "RERA Registered Project" as well as the Agreements For Sale and the money receipts issued by the respondents. He also submits that the

respondent company has been indulged in misusing the contentious advertisement notice allegedly belonging to his company for commercial gains.

7. The learned counsel for the respondent submits that the respondent has got a disclaimer published in the daily Hindi Newspaper “Dainik Bhaskar” dated 24.07.2026 for rebutting the contentious advertisement of his project “Vaidehi Vihar”, on the basis of which the present case has been initiated, a paper cutting of which is kept on the record.

8. Having heard learned counsel for both the parties and perused the record including the affidavit dated 20.08.2026 and the paper cutting of Hindi Newspaper “Dainik Bhaskar” dated 24.07.2026, the Court observes that an advertisement of the project “Vaidehi Vihar”, which falls beyond planning area, containing logo “RERA Registered Project” for booking and selling of plots was made without getting the project registered with RERA, Bihar, for which not only the present case has been initiated but also in the past a *suo motu* case bearing no. RERA/SM/547/2022 and one complaint case bearing no. RERA/ CC/113/2024 were initiated against the respondent, on the basis of the same advertisement as annexed with the instant case, and they were dropped/disposed of on 19.12.2022 & 18.03.2026 in favour of the respondent.

9. The Bench further observes that the instant case has also been initiated on the basis of the same advertisement, which was once considered and decided by the Authority in favour of the respondent in RERA/SM/547/2022 & RERA/ CC/113/2024.

10. The Court also observes that in the instant case the respondent for rebutting the contentious advertisement so as to prove his innocence has also got a disclaimer published in the daily Hindi

Newspaper “Dainik Bhaskar” dated 24.07.2026 and has filed its paper cutting as well as an affidavit highlighting current status of the police complaint.

11. Taking into consideration of the submissions of the parties and the observations made above as well as the fact that the project in question falls beyond the planning area, the Court holds that no further action requires to be taken in this matter and the Court considers it fit to be dropped and, accordingly, this case is dropped.

With the aforesaid observations, this case is disposed of.

Sd/-

(Animesh Pandey)

Secretary,
RERA, Bihar.