

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/685/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Delcon Homes Pvt. Ltd.

.....Respondent

Project: Delcon City, Phase-3

**Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: Mr. Sharad Shekhar, Advocate**

25/08/2025

ORDER

Hearing was last taken up on 26.06.2025 when Ms. Ojaswi Ishani, learned Legal Representative has appeared on behalf of the complainant/ Authority and Mr. Sharad Shekhar, learned counsel has appeared on behalf of the respondent. The order was reserved in view of the direction given to the Legal Representative of the complainant to verify the veracity of the fact stated during the hearing as well as the documents submitted by the respondent and accordingly, submit a detailed reply thereby.

The report was sought from the order dated 26.06.2025 from the Legal Representative of the complainant/ Authority. After due verification of the documents submitted by the respondent Mr. Shiv Sang Thakur, Legal Representative of the complainant/ Authority has submitted his report on 12.08.2025, which confirms that the project falls beyond the planning area and the copy of the sale deed dated 18.08.2021 mentions that the location of the project lies in mauza Datiyana in Bikram Anchal of Patna District which does not come under the planning area. The Legal Representative has explicitly mentioned that the said documents substantiate the grounds to exclude the project from the ambit of the provisions of the Real Estate (Regulation and Development) Act, 2016 and has further recommended for dropping the case against the respondent.

On perusal of the verification report submitted by the Legal Representative of the complainant, it is clear that the area does not lie in the planning area, the question of violation of Section 3 of the RERA Act does not arise.

In view of above fact, this case is, hereby, dropped.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar