

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/519/2025**

**Payal Kumari**

**.....Complainant**

**Vs**

**M/s Satyamev Developers Construction**

**.....Respondent**

**Project: Jan Awasiya Yojna**

**Present: For Complainant: None**

**For Respondent: Ms. Kriti Suman, Advocate**

**28/07/2026**

**ORDER**

Hearing taken up. The complainant is absent. Ms. Kriti Suman, learned counsel for the respondent is present.

Learned counsel for the respondent submits that the present case is out of purview of this Bench for adjudication as the said area pertaining to this case does not lie in the planning area. He, however, fails to furnish any written document to this effect.

A report has also been sought from the Registration Wing of the Authority which has been submitted on 27<sup>th</sup> July, 2026 and is also on record. On perusal of the report submitted under the signature of O.S., Registration Wing of the Authority, it is clear that Mauza Mahajpura, Naubatpur Area of Patna has not been found in the planning area of Patna.

This Bench, therefore, observes that since the impugned land does not lie in the planning area, hence there is no point in pursuing this case any further as the same does not bear any merit.

This case is accordingly disposed of.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar