



**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
Before the Single Bench of Senior Land Revenue Officer, RERA, Bihar.

**RERA/SM/754/2025**

Authorised Representative of RERA	....	Complainant
	Vs	
M/s Arya Construction and Suppliers	.. ....	Respondent

Project: Arya City Phase 1

Present: For Complainant: Ojaswi Ishani

For Respondents: Mr. Sumit Kumar, Adv

**28.07.2025**

**ORDER**

1. Hearing taken up. Learned legal representative Ojaswi Ishani appears on behalf of the RERA. Learned counsel Mr. Sumit Kumar appears on behalf of the respondents.
2. A Suo Motu proceeding has been initiated against the promoter in respect of the project "Arya Construction and Suppliers" on the basis of field inspection made by RERA Team in collaboration with District Administrations, Saran which is not registered with the Real Estate Regulatory Authority, Bihar as required under the provisions of the Real Estate (Regulation and Development) Act, 2016. It is submitted by the Learned Counsel for Authority that a show cause notice dated 12.06.2025 has already been served upon the promoter. It has been further brought to the Authority's attention that the promoter is engaged in the development, advertisement, marketing, offering for sale, and

selling of plots in the said project without registration, thereby acting in contravention of Section 3 of the Act.

3. In reply to the above show cause issued to the respondents, the measure thrust of the respondents was to take the plea that the project falls in Gram Panchayat, ie Mauza Niwaji Tola, Purbari, Block Chappra Sadar and the map of the project has been approved by Mukhiya. He further submits that the project has already been completed prior to enforcement of RERA Act 2016 in the state of Bihar, i.e 01.05.2027, whereas the completion certificate of the said project is dated 24.04.2017. He submits that the Planning area in Chapra District was notified on 07.02.2019 and by then the said project was completed and hence did not require RERA Registration.
4. The technical report along picture of geo-tag pertaining to the project land in contravention was placed on record. From the report it transpires that the project is situated in planning area of Saran. Newaji Tola, Rivilganj. The project is a residential group housing which has not been registered with RERA. Various advertisement has been attached by the team.
5. The Complainant respectfully submits that, pursuant to an inspection, it has been ascertained that the project known as Arya City Phase 1 is in a completed stage. This fact is corroborated by various photographs available on multiple online platforms. Furthermore, a Facebook post dated 30th October 2024 depicts the completed structure and affirms that occupants have been residing in the said building for the past seven years.
6. Heard the parties.

7. The Authority has perused the materials placed on record and taken note of the submissions made by the parties.
8. After a thorough perusal of the evidence placed on the record, it is evident that and is established that the project in question is in a completed stage; further, a completion certificate dated 24.04.2017 has been placed on record by the respondent, proving that the project was completed before the commencement of the RERA Act 2016 in Bihar.
9. Accordingly, it is respectfully submitted that the evidence on record does not substantiate that Arya City Phase 1 constitutes an ongoing project requiring registration under the provisions of the Real Estate (Regulation and Development) Act, 2016. Consequently, the applicability of Section 3 of the said Act is not attracted in the present matter with respect to the Respondent.
10. Upon going through the records and considering the facts and circumstances, the case against the promoter for violation of Section 3 has not been established against them.

With these observations and directions, the matter is disposed of.

**Sd/-**  
**(Amarendra Shahi)**  
**Senior Land Revenue Officer**  
**RERA, Bihar**