

REAL ESTATE REGULATORY AUTHORITY, BIHAR

IN THE COURT OF SRI ANIMESH PANDEY,
SECRETARY, RERA, BIHAR

RERA/Pro/Reg. – RERAP02182019163441-3

Authorized Representative of RERA ...Complainant

Versus

M/s. Saisampan Grihshobha Pvt. Ltd. ...Respondent

Project: SAI SAMPANN TILESHWARI USHA PALACE

For the Complainant: Shri Aditya Shashank, A.R,

For the Respondent: Shri Abhijay Kumar, Director,

ORDER

13.07.2026

1. Hearing is taken up. The learned authorized representative on behalf of RERA, Shri Aditya Shashank is present. Two people are present on behalf of the respondent.
2. On being enquired about their identity, one of them claims to be one of the Directors of the respondent – company, Shri Abhijay Kumar, a fact that is immediately verified by the data available in the Promoters' Profile of the aforesaid company on the website of RERA, Bihar while the other person claims to be the Engineer of the project which is backed by Shri Abhijay Kumar.
3. On being enquired about the person addressed in the notice, Shri Abhijay Kumar informs the Bench that Shri Ajay Kumar, the then director of the company died in 2019 and the company under reference in the midst of implementing an earlier project by the name of 'Sai Sampan Complex', had applied for changing the Promoters' Profile following the laid down process but the aforesaid profile had not been changed as a result of which the notice has been addressed to the late director of the respondent company.

4. The director informed the Bench that when the company applied for registration of the present project “Sai Sampann Tileshwari Usha Palace” on 12.05.2026, the office of the Authority finally became cognizant and raised the contentious issue of changing the Directors’ profile and the company yet again filed an application along with the ‘Death Certificate’ of the then Director of the company with the requisite fee of Rs.8000/-, but till date no action has been initiated by the office of the Authority.
5. The Registration Wing is directed to act immediately in the matter under reference besides verifying whether other ‘similar situate’ matters are pending for their kind attention or not and act accordingly.
6. The learned Authorized Representative of RERA submits that a notice under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016 had been issued to the respondent M/s. M/s. Saisampan Grihshobha Pvt. Ltd. on 03.07.2026 to explain as to why the application filed on 12.05.2026 for registration of Project “Sai Sampann Tileshwari Usha Palace” should not be rejected on account of non-submission of the relevant document by way of a query related to non-submission of NOC from AAI with regard to the proposed site that falls under Dhanaut Mauza in M12 quadrant categorized as a RED ZONE in the AAI CCZM Map.
7. The Director of the respondent –company submits that the project in question is located in Mauza – Ashopur instead of Mauza Dhanaut and the same does not fall in the RED ZONE of the Airport Authority of India. He submits a copy of the NOC issued vide reference no. PATN/ EAST/ B/ 060526/ 2743132 dt. 22.06.2026 with validity upto 21.06.2034 and informs the Bench that the aforesaid document has already been uploaded on the website of RERA, Bihar.

8. A perusal of the aforesaid document reveals that the NOC has been issued in the name of M/s. Saisampan Grihshobha Pvt. Ltd, Director- Vinay Kumar and bears the following site address: Plot No. 226; Khata No. 131; Tauzi No. 5059, 5708; Thana No. 34, Thana- Danapur; Mauza- Ashopur, Patna, Bihar. The aforesaid address of the Real Estate Project in question is corroborated by the LPC, issued by the office of the Circle Officer, Danapur bearing matching land details.
9. Learned Authorized Representative of RERA assures the Bench that necessary action towards change in the Directors' profile of the company M/s. Saisampan Grihshobha Pvt. Ltd., will be taken immediately in light of the application applied by the respondent.
10. The Bench directs the Registration Wing to process the application for registration of the respondent – company at the earliest.
11. **The application for registration of the project is, accordingly, disposed of.**

Sd/-
(Animesh Pandey)
Secretary
RERA, Bihar.