

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SRI ANIMESH PANDEY,
SECRETARY, RERA, BIHAR

RERA/STV/16/2026

Authorised Representative	...	Complainant
	Vs.	
Manoj Kumar Paswan	...	Respondent

PROJECT: PLOT

ORDER

10.08.2026

This case is taken up for hearing. The learned Authorized Representative, Mr. Rishikesh Rajan is present. The learned counsel on behalf of the respondent, Mrs. Kriti Suman is also present.

Learned counsel for the respondent submits that the respondent is merely the owner of the land. He has sold some portions of his own land in individual capacity to meet his personal needs and family necessities without undertaking any development activity over his land or any advertisement. Hence, the allegations levelled against the respondent do not attract the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016 and, accordingly, the present cast against him may be dropped.

The learned Authorized Representative of RERA agrees with the submission of the learned counsel for the respondent and submits that no material has come on the record to suggest that the respondent sold his land after undertaking any development activity over his land or the advertisement, rather he sold the land in individual capacity to meet his personal needs and family necessities.

After having heard learned counsel for the parties and going through the record, the Bench observes that no case for

violation of Section 3 of the Real Estate (Regulation & Development) Act, 2016 is made out against the respondent as the material on the record shows that the respondent is the owner of the land and sold his land in individual capacity to meet his personal needs and necessities of his family.

The interim stay on execution of sale deed(s) and mutation of the plot(s) of the project “PLOT” granted vide proceeding dated 17.06.2026 is, accordingly, vacated.

With the aforesaid observation, this case is disposed of.

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