

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

RERA/STV/28/2026

Authorised Representative ... Complainant
Vs.
Alok Kumar Gupta (Monu) ... 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, Mr. Sumit Kumar is also present.

The learned counsel for the respondent submits that the land sold out by the respondent in Mauza - Ghorghata and Sonki under Darbhanga Block of Darbhanga District, does not fall within the planning area. He also submits that the respondent is neither a promoter nor a real estate agent and the respondent, being the landowner/raiyat of the land, has sold out his land on different occasions in individual capacity for fulfilment of his personal needs. Hence, no case for violation of Section 3 of the Real Estate (Regulation & Development) Act, 2016 is made out against the respondent.

The learned Authorized Representative of RERA agrees with the submission of the learned counsel for the respondent and submits that the project in question falls in Mauzas – Ghorgata and Sonki under Darbhanga Block and these Mauzas do not come within the planning area as these Mauzas do not find place in the list of planning area notified by the Urban Development & Housing Department, Government of Bihar (in short, UDHD). Mauza - Ghorghata under Bahadurpur CD Block of Darbhanga comes within

the planning area, which finds mention at serial no.74 of the notified list of the UDHD.

After having heard learned counsel for the parties and going through the record including the notified list of the UDHD annexed with the report of the Technical Team, RERA, 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 project in question does not fall within the planning area.

The interim stay on execution of sale deed(s) against the plot(s) of the project "PLOT" granted vide proceeding dated 17.06.2026 is, accordingly, vacated. The concerned authorities may be informed accordingly.

With the aforesaid observation, this case is disposed of.

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