REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/61/2026

Sachchidanand Singh ……Complainant

Vs

M/s Abhi Homes Pvt. Ltd. ……Respondent

Project: Amba Tower

Present: For Complainant: Mr. Sharad Shekhar, Advocate

For Respondent: Mr. Mohit Raj, Advocate

18/08/2026 **PROCEEDING**

Hearing taken up. Mr. Sharad Shekhar, learned counsel for the complainant is present. Mr. Mohit Raj along with Mr. Ankit Kumar, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that despite an assurance by the complainant, the copy of the complaint petition has not been given. When enquired as to how he is going to complete the project, when the said project land lies in the Green Zone, he submits that a new notification from Urban Development and Housing Department is in the process of gazette notification. He submits that the said area has been removed from the Green Zone vide common notification No. 8023 dated 01.08.2026 and shall come into force as soon as it is taken out in the official gazette. He also submits that after coming into force of the said notification vide its notification in the official gazette, the respondent is going to apply for revalidation of the map before the competent authority and after revalidation, the respondent shall apply for extension of the project. Learned counsel for the respondent reiterates his earlier statement mentioning that the respondent is fully inclined to complete this project and the complainant, who is the landowner, shall be getting his due share once the project is completed.

Learned counsel for the complainant submits that he was under impression that the copy of the complaint petition must have gone automatically to the respondent as is normal practice in RERA but, however, he shall be handing over a hard copy of the complaint petition today itself.

Learned counsel for the respondent is directed to file a written reply to the complaint petition and serve a copy on the learned counsel for the complainant as well so that the learned counsel for the complainant after studying the same files a rejoinder in case he feels so.

Put up this case on 29.09.2026 for further hearing.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar