

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Special Presiding Officer

Mr. Ved Prakash, RERA, Bihar

RERA/SM/ 238/2018

Authorized Representative of RERA Complainant

Vs

M/s Phenomenal Projects (P) Ltd.

....Respondent

Project: N.G. Town

For the Complainant/s : Shri Ankit Kumar, (representative)

For the Respondent/s : Shri Akash Deep, Adv.

04/09/2025

PROCEEDING

Learned Legal Representative, Shri Ankit Kumar, on behalf of the Authority/ complainant and the learned counsel Shri Akash Deep, on behalf of the respondent/ promoter are present.

Learned counsel for respondent by filing photocopy of notification dated 31.01.2023 issued by U.D. & H.D., Government of Bihar and photocopies of land of planning area published by the U.D. & H.D., submits that the project site does not fall in planning area, so the present suo- motu case has to be dropped as the Authority has no jurisdiction to register the projects in light of proviso-2 of section 3 of the RERA Act, 2016. He further submits that he will file details on next date, whereon the learned Legal Representative opposed and submits that he will place the material on next date.

Put up on 16.10.2025 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer
RERA, Bihar