

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/680/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Shiv Sati Developers Pvt. Ltd.

.....Respondent

Project: Ganga City

**Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate
For Respondent: Mr. Krishna Kumar Singh, Advocate**

05/08/2025

PROCEEDING

Hearing taken up. Mr. Abhinay Priyadarshi, learned counsel for the complainant/ Authority is present. Mr. Krishna Kumar Singh, learned counsel for the respondent is also present.

Learned counsel for the complainant/ Authority submits that the project in question is being developed and the plots are accordingly being sold by the respondent without obtaining registration from the RERA Authority as per the provisions of RERA Act. Even the report of the Circle Officer dated 30th January, 2025 confirms that the selling of the plots is being done in the said project by the respondent. He further submits that the name of the project has been advertised on on-line platform and there is a clear evidence of the same.

Learned counsel for the respondent submits that no project in the name of Ganga City has been developed and selling of the plots by the respondent has been done before enforcement of the RERA Act. He is directed to submit concrete evidences in order to prove that the sale/ advertisement of the said plots have been done before enforcement of the RERA Act.

Learned counsel for the complainant/ Authority is also requested to annex all the available copies of the advertisement on the website and put it in the case record for proper adjudication.

Put up on 10.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar