REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/32/2026

Authorised Representative of RERA …...Complainant

Vs

Nityanand …..Respondent

Project: Plot

Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: Mr. Brajesh Kumar Singh, Advocate

01/10/2026 **PROCEEDING**

Hearing taken up. Ms. Ojaswi Ishani, learned counsel for the complainant/ Authority is present. Mr. Brajesh Kumar Singh, learned counsel for the respondent is also present.

The office informs the Bench that a written submission on behalf of the respondent Mr. Nityanand Choudhary has been made available which has been annexed on record.

Learned counsel for the complainant/ Authority submits that she has gone through the details of the written submission wherein it has been submitted by the respondent that the impugned plot over which the allegation for plotting has been made is a private Khatiyani property of the respondent and on this ground he has requested for his exoneration from the charges levelled against him regarding violation of section 3 of the Real Estate (Regulation and Development) Act, 2016.

Learned counsel for the respondent submits that he has filed his report mentioning therein that the impugned project land is his paternal property and the plotting of the same though has been done but it has not been done for the purpose of selling it to any buyer. On the contrary, the same has been done as a partition amongst the shareholders of the family.

Learned counsel for the complainant/ Authority is directed to study in detail the report submitted by the respondent and also study the details submitted by the inspecting team and furnish a detailed report so that a final decision be taken in this regard.

Learned counsel for the complainant/ Authority submits that as per the report submitted by the inspection team, the team has confirmed that the plotting was being done in violation of Section 3 of the Act. She further submits that she will be going through the report once again and finally submitting a report in this regard.

Learned counsel for the respondent is directed to furnish the details in order to justify the statement made by him. He assures to do the same but requests for some time to be given to him. Time so sought is allowed.

Meanwhile, an opportunity is also given to the respondent to furnish any additional document in their favour.

Put up this case on 12.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar