REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/36/2026

Authorised Representative of RERA …...Complainant

Vs

Aaryaa Properties Buildtech Pvt. Ltd. …..Respondent

Project: Aaryaa Maxx

Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: Mr. Rahul Srivastava, Advocate

01/10/2026 **PROCEEDING**

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

Learned counsel for the respondent reiterates the statement made during the earlier hearing held on 20.08.2026 and further submits that an instruction was given to the learned counsel for the complainant to verify from all possible sources whether the said area lies within the planning area or not. He also submits that during the last hearing it was stated that this will be the final date of hearing after which final decision be taken in this regard.

When enquired as to what is the status at present, learned counsel for the complainant/ Authority submits that at present she has verified the details from the website of Urban Development and Housing Department (UDHD) and after cautious study she has come to the conclusion that the same has not been notified as yet as a planning area.

The Bench, therefore, observes that prima facie though the area lies outside the planning area but still a report from the District Magistrate, Muzaffarpur should be obtained. The District Magistrate, Muzaffarpur is requested to furnish a report whether the said project land lying in Mauza Turki, Anchal Kurhani, District Muzaffarpur lies in the planning area or not. In case the said area has not been notified as a planning area as yet, the District Magistrate, Muzaffarpur is requested further to take all necessary steps for inclusion of the present area in the planning area through a request made from his side to the UDHD because the said area is an upcoming area and as is evident from the joint inspection done by the RERA Team along with the District Administration officials during which it was found that the project is being taken up for the purpose of plotting.

Office is directed to take necessary action as per the directions given hereinabove.

Put up this case on 12.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar