**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/STV/40/2026**

**Authorised Representative of RERA …...Complainant**

**Vs**

**Jagdeo Shah …..Respondent**

**Project: Royal Residency**

**Present: For Complainant: Ms. Ojaswi Ishani, Advocate**
**For Respondent: None**

**01/10/2026** **PROCEEDING**

Hearing taken up. Ms. Ojaswi Ishani, learned counsel for the complainant/ Authority is present. The respondent is absent.

Learned counsel for the complainant/ Authority submits that she had studied the details cautiously and verified even on online platform. On verification she has found that the present project has been advertised on online platform and accordingly, the buyers have been invited through the advertisement. She also informs that during inspection also it has been established that the said project is being developed in violation of Section 3 of the Act. However, the details regarding the address has not been made available to the RERA office despite a request made to the District Magistrate, Muzaffarpur and the Circle Officer, Kanti.

Learned counsel for the complainant/ Authority is directed to cautiously study the details advertised on the website and submit a report containing any phone number/ address mentioned therein.

On perusal of the record, the Bench observes that this is the 3rd date of hearing when a request has been made both to the Circle Officer, Kanti and the District Magistrate, Muzaffarpur for making the address of the concerned landowner/ promoter available but it has not been done so far till date. The Bench views it seriously and directs the Circle Officer, Kanti to act diligently and make the details available to this court for initiating proper action against the respondent concerned.

The District Magistrate, Muzaffarpur is also requested to furnish the details to this court and instruct the Circle Officer, Kanti accordingly for furnishing the details with all promptness and diligence so that the present case of violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016 be taken to its logical end.

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