

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/764/2025**

**Authorised Representative of RERA**

**.....Complainant**

**Vs**

**M/s Md. Akhtar (Promoter)**

**.....Respondent**

**Project: Plotted Development**

**Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate  
For Respondent: None**

**08/07/2025**

**PROCEEDING**

Hearing taken up. Mr. Abhinay Priyadarshi, learned counsel for the complainant is present but the respondent is absent.

Learned counsel for the complainant submits that this suo motu case has been initiated in the light of physical inspection done by a joint team of RERA officials as well as District Administration, Bhagalpur, wherein it was found on the basis of concrete evidence that the respondent has contravened the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016. He further submits that he has obtained the details of the land (Mauza, Khata, Khesra) and as such, the document is now fully prepared for necessary instruction to the District Authority not to proceed with mutation as well as registration of the said project. He further requests for a direction to the District Police Authority to ensure presence of the respondent concerned.

The District Magistrate, Bhagalpur is requested to take necessary action at his end and accordingly issue necessary instruction to the District Sub Registrar, Bhagalpur as well as Circle Officer concerned not to proceed with the registration and mutation of the impugned land (either in whole or part thereof) till the final disposal of this case. Office of the Authority is hereby directed to take necessary steps in this regard and also request the Sr. S.P., Bhagalpur for directing SHO concerned to ensure presence of the respondent before this Bench on the next date of hearing and also to take necessary steps for publication in a leading newspaper (especially in Bhagalpur edition) so as to ensure appearance of the respondent on the next date of hearing, failing which necessary action shall be taken in this matter as per material available on record.

Put up on 30.07.2025 for further hearing.

Sd/-  
(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar