

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/686/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Green Homes Developers Pvt. Ltd.

.....Respondent

Project: Ayesha Residency, Block-B

Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate

For Respondent: Mr. Sumit Kumar, Advocate

09/09/2025

PROCEEDING

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

Learned counsel for the complainant/ Authority submits that as per records available with RERA, the said area of the impugned project lies in the planning area.

Learned counsel for the respondent raises his objection saying that the learned counsel for the Authority has not produced any document to prove that the said area has been notified as a planning area. He further submits that unless the said area has been notified and is declared a planning area, action in this regard for contravention of Section 3 of the RERA Act, 2016 could not be taken.

Learned counsel for the complainant/ Authority is directed to look into the website of the Urban Development and Housing Department and bring on record the notification pertaining to the impugned project regarding the same to be lying under the planning area.

Put up on 16.10.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar