REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/47/2026

Authorised Representative of RERA .... Complainant

Versus

Ravindra Kumar, Smt. Manju Singh, Smt. Babita Devi and Others .... Respondents

Project: **PLOTTED DEVELOPMENT**

Present: For Complainant: Mr. Ankit Kumar, Legal Representative of RERA

For Respondents: None

08.10.2026 **PROCEEDING**

1. Hearing taken up. Mr. Ankit Kumar, learned legal representative of RERA, appears on behalf of the complainant-Authority. Nobody appears on behalf of the respondents.

2. A report has been filed by the learned counsel for the complainant-Authority.

3. Learned counsel for the complainant-Authority submits that during the physical inspection done jointly by the team of RERA and the District Administration, Patna, it was found that the development of the project namely Plotted Development was being done and the sale and booking of the plots in the said area were already in the offing. He further submits that the map of the project is attached with the present case which is clear indication of the fact that blatant violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'Act, 2016') has been committed by the respondent.

4. Learned counsel for the complainant-Authority requests for a report from the Technical Committee regarding the estimated cost of the project.

5. Let a report be called for from the Technical Committee so that a penalty under the provisions of Section 59 (1) of the RERA Act, 2016 be imposed against the respondents.

6. Considering the request of the learned counsel for the complainant-Authority, the Technical Committee comprising of two civil engineers is directed to furnish a detailed report regarding the same for proper appreciation of the Bench.

7. Learned counsel for the complainant-Authority requests that the restriction imposed earlier may be allowed to continue till further orders or till the project is registered with RERA after payment of due penal amount. He also requests for a penalty to be imposed upon the developers for blatant violation of the provisions of Section 3 of the RERA Act, 2016 being committed by them.

8. There is no representation from the respondents' side today also.

9. As a recourse to natural justice, a time of ten days is given to the respondent to file a written notes of argument, failing which this Bench shall be constrained to take a final decision in the matter on the basis of the material available on record on the next date of hearing.

Order is reserved.

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