REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/29/2026

Authorised Representative of RERA .... Complainant

Versus

Vistaar Dream Homes Maker .... Respondent

Project: **VISTAAR CITY**

Present: For Complainant: Mr. Ankit Kumar, Legal Representative of RERA
For Respondent: Mr. Bishwas Vijeta, Advocate

08.10.2026 **PROCEEDING**

1. Hearing taken up. Mr. Ankit Kumar, learned legal representative of RERA, appears on behalf of the complainant-Authority. Learned counsel Mr. Bishwas Vijeta appears on behalf of the respondent.

2. Learned counsel for the respondent reiterates his earlier statement mentioning therein that the present project which is being developed in the name of Vistaar City lies in Raxaul Subdivision in the district of East Champaran which is outside the planning area. He further submits that he has already enclosed a copy of the notification of the Urban Development and Housing Department, Government of Bihar bearing memo no.575 dated 05.11.2021 pertaining to East Champaran District wherein the present Raxaul Subdivision does not lie in the planning area. He also submits that since there is no map sanctioning authority for the same, hence he is unable to get the map sanctioned and the project registered with RERA. He, therefore, requests for closing the present case.

3. Learned counsel for the complainant-Authority requests for some more time to be given to him to properly verify – whether the said area lies in the planning area or not and study the written submission filed by the respondent.

4. Time, so sought, is allowed. Learned counsel for the complainant-Authority is directed to file a detailed report after thorough verification of the same after which a final decision shall be taken in this matter.

Put up for hearing on 19.11.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar