

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/685/2025**

**Authorised Representative of RERA**

**.....Complainant**

**Vs**

**M/s Delcon Homes Pvt. Ltd.**

**.....Respondent**

**Project: Delcon City, Phase-3**

**Present: For the Complainant: Mr. Ankit Kumar, Advocate  
For the Respondent: Mr. Sharad Shekhar, Advocate**

**15.04.2025**

**PROCEEDING**

Hearing taken up. Mr. Ankit Kumar, learned counsel for the complainant/Authority is present. Mr. Sharad Shekhar, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that the said area for which the allegation of plotting has been made does not lie in any planning area. On the contrary, the said area falls in the Panchayat area. He, however, was unable to outline specifically as to what the exact location of the site is. He is requested to submit a detailed reply mentioning the exact location of the site and also proving the fact that the said site is in the Panchayat area and outside the jurisdiction of the RERA Act.

Learned counsel for the complainant submits that the respondent has created plots in the said area and has already sold some plots, as admitted by him. However, he was not sure whether the said area was falling in the planning area or not. So he is requested to verify the details of the said Project and submit a detailed reply whether the said area falls within the jurisdiction of the RERA Act or not.

Put up on 20.05.2025 for further hearing.

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