REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/30/2026

Authorised Representative of RERA …...Complainant

Vs

Direct Sell Buildcon Pvt. Ltd. …..Respondent

Project: Metro City Muzaffarpur

Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: Mr. Sharad Shekhar, Advocate

16/07/2026 **PROCEEDING**

Hearing taken up. Ms. Ojaswi Ishani, learned counsel appears on behalf of the complainant/ Authority. Mr. Sharad Shekhar, learned counsel appears on behalf of the respondent.

Learned counsel for the complainant/ Authority submits that the present case has been instituted on account of a report submitted by physical inspection conducted by RERA. She submits that the physical inspection of the impugned project was done during a joint physical inspection conducted by a joint team of RERA and officials of the District Administration and upon physical inspection of the site and the material available on record it has been found that the said project is an on-going Real Estate project and has not been registered with RERA as required under the provisions of Section 3 of the Act.

Learned counsel for the respondent submits that the present project has already been registered with RERA way back on 14.05.2019 and the said project has already been completed and hence, no question of violation arises in this case.

Learned counsel for the complainant/ Authority submits that it is true that the registration of a project named Metro City was done in 2019 but the said registration was valid up to 11.05.2023. The present inspection has been done in the year 2026 which is after three years from the end date of the said registration wherein during inspection it has been found that the respondent is still engaged in advertising plots and selling the same. Therefore, it is clear that presently there is no valid registration for the said plot and hence, it is a clear cut case of violation of Section 3 of the provisions of the Act. She also submits that the said area lies in the planning area and as such, the Authority is fully empowered to take legal action against the respondent.

Learned counsel for the respondent submits that he has only two submissions to make, which are as follows:

(i) The project is a completed project and
(ii) The project land does not lie within the planning area.

He, therefore, requests for this case to be closed.

Learned counsel for the complainant/ Authority denies the averments regarding project being completed saying that the joint physical inspection conducted by the joint team of the officials of the District Administration and the officials of RERA makes it clear that the plotting and sale thereby was being done in the year 2026. The claim of the respondent regarding land being outside the planning area, she submits that she will verify the same and will furnish a verification report before the next date of hearing.

Put up this case on 20.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar