REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/35/2026

Authorised Representative of RERA …...Complainant

Vs

Kazari Infra Tech Pvt. Ltd. …..Respondent

Project: Plot

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 she has verified the details from the notification and as per the present study made by her, Mauza Chandrahatti lying in Kudhani Anchal has not been notified in the planning area. She, however, seeks some more time for detail study in this respect to verify and find whether Mauza Chandrahatti is a part of the planning area or not and she would be submitting a report on the next date of hearing.

Learned counsel for the respondent by filing a reply submits that the impugned project lies in Mauza Chandrahatti and the said area is outside the planning area, hence outside the purview of RERA authorities for taking any penal action against the respondent for violation of Section 3 of the Act. He also submits that apart from being outside the planning area, the present land is an exclusive property of the respondent. Though the respondent is a company engaged in plotting but presently as far as this land is concerned, they have not engaged in any sort of such activity and hence, this case needs to be dropped.

This Bench directs the Technical Team, who had earlier inspected the said Mauza Chandrahatti to verify the details from the sources of the concerned Circle Office as well as the office of the Planning Area Authority, Muzaffapur and verify whether the said Mauza Chandrahatti is a part of the planning area or not.

Put up this case on 20.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar