REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/37/2026

Authorised Representative of RERA …...Complainant

Vs

Aaryaa Properties Buildtech Pvt. Ltd. …..Respondent

Project: Aaryaa Meadows

Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: Mr. Rahul Srivastava, Advocate

16/07/2026 **PROCEEDING**

Hearing taken up. Ms. Ojaswi Ishani, learned counsel appears on behalf of the complainant/ Authority. Mr. Rahul Srivastava, 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 Telia 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 Telia 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 he has purchased this land and it is now an exclusive property of the respondent and he has neither advertised this plot nor sold/ booked the said plot with an intention to sell the same and hence, the provisions even if considered to be within the planning area does not apply in this case as there is no evidence of any sale/ advertisement/ booking pertaining to the said plot by him. He further adds that he had earlier applied for registration in RERA but latter on knowing that the said area is outside the planning area and the registration could not be done, he withdrew his application from RERA and hence, the present case for violation of Section 3 of the Act is not applicable in this case. He, therefore, requests for closure of this case.

This Bench directs the Technical Team, who had earlier inspected the said Mauza Telia 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 Telia 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