REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/01/2026

Authorised Representative of RERA …...Complainant

Vs

Laxmi Narayan Verma & ors. …..Respondent

Project: B+G+4 Commercial Purpose

Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: None

16/07/2026 **PROCEEDING**

Hearing taken up. Ms. Ojaswi Ishani, learned counsel appears on behalf of the complainant/ Authority. None appears on behalf of the respondent.

This is the 2nd consecutive date of hearing when the respondent has been absent.

Learned counsel for the complainant/ Authority submits that the present case has been initiated based on a report submitted by the District Sub Registrar, Bhagalpur wherein he has submitted that a commercial building premises of four floors over the basement and ground floor is being developed in the plot bearing Khata No. 176 and 548 and Khesra No.770 Ka, 770 Kha and 779. The concerned landowners, namely, Sri Laxmi Narayan Verma, Smt. Shashi Kala Verma, Sri Hari Om Verma and Smt. Santosh Devi Verma have been made the respondents in this matter. The fact is that the said project is being developed without obtaining RERA registration and thus, violation of Section 3 of Real Estate (Regulation and Development) Act, 2016 cannot be ruled out in this matter.

This Bench observes that for establishing violation of Section 3 of the Act, it has to be ascertained whether any advertisement pertaining to the said development/ construction and/ or whether any sale/ booking of any flat/ unit or part thereof has been made by any of the respondent in this case.

Learned counsel for the complainant/ Authority is directed to get in touch with the District Sub Registrar, Bhagalpur and obtain the details of any sale/ booking pertaining to any part of the impugned building for properly establishing the violation of the Act. She is also directed to verify on on-line platform whether any advertisement pertaining to the said advertisement is there.

Learned counsel for the complainant/ Authority submits that since no name of the project has been mentioned, hence it is difficult for her to establish whether any advertisement regarding the same is there or not. She is however directed to search on on-line platform whether there is any advertisement pertaining to any building in Bhagalpur District and refer the same to the District

Sub Registrar, Bhagalpur for verification at his end. The District Sub Registrar, Bhagalpur is also directed to verify from his sources whether any booking pertaining to any shop/ flat/ part thereof pertaining to the impugned building has been done or not. He is also directed to tell the name of the said project in order to facilitate this Bench for initiating concrete action against the respondent in this respect.

Learned counsel for the complainant/ Authority is further directed to furnish the contact details, mail ID, postal address of the respondent to help the Bench for initiating proper action. She is also directed to obtain the entire details of the respondent and inform the respondent to appear positively on the next date of hearing.

The office is also directed to inform the respondent by speed post or any address/ phone number/ mail ID available with the office for ensuring presence of the respondent positively on the next date of hearing.

Put up this case on 13.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar