REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/36/2026

Authorised Representative of RERA …...Complainant

Vs

Aaryaa Properties Buildtech Pvt. Ltd. …..Respondent

Project: Aaryaa Maxx

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

18/06/2026 **PROCEEDING**

Hearing taken up. Ms. Ojaswi Ishani, learned counsel for the complainant/ Authority is present. Mr. Rahul Srivastava, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that the area is outside the planning area and hence, RERA registration is not required in this project. However, he failed to submit any cogent evidence in favour of his statement.

Learned counsel for the complainant/ Authority requests for imposing a ban on sale of any of the units of the plot in the said area and she requests for stopping the mutation of the plots as against these plots an act of violation committed by the respondent as has been established during field inspection conducted therein.

Learned counsel for the respondent requests for some time to be given to him till the next date of hearing so that he files a written reply and he requests for any action to be taken against the respondent.

Considering the request of the complainant/ Authority, this Bench imposes a restriction on execution of the sale deed of any of the plots pertaining to the impugned project land till further orders.

I.G., Registration is requested to issue necessary directions to the Sub Registrar concerned for complying with the above directions.

Put up this case on 16.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar