

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/761/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Sai Vihar Infratech Pvt. Ltd.

.....Respondent

Project: Gonudham City, Phase-7

**Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate
For Respondent: Mr. Sahil Kumar, Advocate**

19/09/2025

PROCEEDING

Hearing taken up. Mr. Abhinay Priyadarshi along with Mr. Rishav Raj, learned counsel for the complainant/ Authority is present. Mr. Sahil Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainant/ Authority submits that he has already submitted a written reply in this matter. He further submits that the respondent is approaching this court with an unacceptable reply that he had applied before the Municipal Commissioner; Bhagalpur for getting his map sanctioned as the said act on his behalf was after the date of issue of the show cause notice to him. He further submits that ignorance on behalf of the respondent as pleaded by the learned counsel for the respondent cannot be considered to be an excuse for committing violation of the provisions of law. He, therefore, prays for necessary action to be taken against the respondent as per the provisions of RERA Act, 2016.

Learned counsel for the respondent submits that it is a fact that neither the Municipal Commissioner, Bhagalpur nor the Planning Area at Bhagalpur is sanctioning the map for the plotted development. In such a case, he finds it difficult for getting his map approved. As regards the point as to why he has applied late, he submits that he was not knowing that the registration of the said plot is required to be done as per the provisions of the RERA Act before selling it to any other person. He further submits that it is not an intentional activity on his part but an activity which has been committed out of sheer ignorance. He, therefore, prays for exonerating him on this account. He further submits that though he has applied for getting his map sanctioned at a later stage but even otherwise had he applied it earlier, the situation would not have changed as on the present day, no Authority at Bhagalpur is sanctioning the map for the plotted development.

Learned counsel for the complainant/ Authority submits that the information regarding the circle rate of the land has been furnished by the Technical Team of RERA Authority, which had visited the site physically at Bhagalpur. The legal counsel for the complainant/ Authority submits that the said technical report can be relied upon for taking a decision in this regard.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar