REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERAP15201800356-16

Authorised Representative of RERA ...Complainant

Vs

M/s Vastu Vastaya Builder Pvt. Ltd. …..Respondent

Project: Kanchan Heights

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

03/07/2026 **PROCEEDING**

Hearing taken up. Ms. Ojaswi Ishani, learned authorised representative for the Authority is present. The respondent is absent.

Learned authorised representative for the Authority submits that the applied project land pertains to Improvement Trust, Gaya Area Development Authority. She further submits that no authentic land related document has been provided by the applicant-promoter. The applicant- promoter has failed to provide Jamabandi, CRR and LPC pertaining to the applied project land. She also submits that the promoter has not even been able to justify as to whether the applied land is lease hold or free hold. She submits that the absence of the applicant- promoter today during the hearing makes it clear that he is not in possession of the required documents and hence, the present application is fit to be rejected.

After hearing the arguments placed by the learned authorised legal representative of the Authority, this Bench is satisfied that the applicant-promoter has failed to furnish the basic documents even after sufficient time and considerable opportunity given to the applicant. Hence, this Bench directs for further necessary action to be taken for rejection of this application.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar