

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/685/2025**

**Authorised Representative of RERA**

**.....Complainant**

**Vs**

**M/s Delcon Homes Pvt. Ltd.**

**.....Respondent**

**Project: Delcon City, Phase-3**

**Present: For Complainant: Mr. Satyam Tewari, Advocate  
For Respondent: Mr. Sharad Shekhar, Advocate**

**20/05/2025**

**PROCEEDING**

Mr. Satyam Tewari, learned authorized representative of the complainant/ Authority is present. Mr. Sharad Shekhar, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that though this plot has been sold by them for which a sale deed dated 18.08.2021 is being submitted as an evidence. He submits that the said area where the plotting has been done falls outside the planning area and this was the reason that their earlier application applied for registration was rejected. Now that the said area is outside the planning area for which the application was also rejected, hence it is out of area of jurisdiction of the Authority. He, therefore, prays for dropping the said case.

Learned counsel for the complainant Authority is requested to verify the details submitted during hearing as also the documents submitted and accordingly, submit a detailed reply to this effect for proper adjudication of this case.

Put up on 26.06.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar