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

20/08/2026 **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 complainant/ Authority submits that a report has been received by the RERA Team Member, who submits that as per the list of the planning area uploaded on the Bihar Website, Mauza Turki is not included in the list of the planning area as on date.

On perusal of the report the Bench observes that it is not necessary that all the planning area may be uploaded in RERA. On the contrary, the verification should have been done from the list which has been uploaded on the Website of the Department.

Learned counsel for the complainant/ Authority submits that may be there is a doubt whether Mauza Turki in Kudhani Anchal, District Muzaffarpur is outside the planning area but still Section 3 of the Act provides that the project lying outside the planning area should be registered with RERA in the interest of the home buyer.

Learned counsel for the respondent submits that the respondent is all willing to register the said project but since there is no authority who is empowered to sanction the map in a land lying outside the planning area, hence the respondent feels totally handicapped and as such, the allegation for violation of Section 3 of the Act does not arise in this matter.

The Bench, however, directs the learned counsel for the complainant/ Authority to verify from all possible sources whether the said area lies within the planning area or outside the planning area.

It is made clear that the next date shall be the final date of hearing after which final decision shall be taken in this regard.

Put up this case on 01.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner