

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/113/2024**

**Umesh Prasad Gupta**

**.....Complainant**

**Vs**

**M/s Aashritha Homes & Developers Pvt. Ltd.**

**.....Respondent**

**Project: Vaidehi Vihar**

**Present: For Complainant: In person  
For Respondent: None**

**21/04/2025**

**PROCEEDING**

Hearing taken up. The complainant is present in person. The respondent is absent.

A report has already been submitted on behalf of Real Estate Regulatory Authority through its Advocate Mr. Ankit Kumar, who has submitted that the registration for the said project had initially been applied but the registration was rejected and Form-D was issued on 26<sup>th</sup> April, 2022 after which the respondent did not apply afresh and continued with the construction and sale of the said project. Thus, it appears that it is a clear-cut violation of the provisions of Section 3 of the RERA Act, 2016.

Hence, apart from the present complaint raised by the complainant, the respondent is further directed to show cause as to why a case for contravention of the provisions of Section 3 of the RERA Act, 2016 be not initiated suo motu against him. Accordingly, the respondent is asked to show cause as to why necessary action for the same be not taken against him.

The complainant requests for permission for appearance on the next date of hearing through video conferencing, which is allowed.

As prayed for by the complainant, put up on 03.07.2025 for further hearing.

**Sd/-**

**(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar**