REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/261/2023

Rajan Kumar Arya ....Complainant

Vs.

M/s Maa Tara Homes and Developers Pvt. Ltd. ....Respondent

PROJECT- N/A

For the Complainant: Mr. Pramod Rajpati, Adcovate
For the Respondent : Mr. Sumit Kumar, Advocate

21.07.2026 **PROCEEDING**

Learned counsel Mr. Pramod Rajpati on behalf of complainant and learned counsel Mr. Sumit Kumar on behalf of respondent are present.

Learned counsel for respondent files list of documents along with photocopies. Keep it on record.

Learned counsel for complainant by filing a petition submits that a inquiry of the project regarding the relief of the complainant may be done so a RERA team may be sent and the complainant is ready to deposit the RERA team to visit the site of the project.

On other hand, learned counsel for the respondent submits that complainant has not filed a complaint petition as per Section 31 Rule 36 of Bihar RERA Rules, 2017 and further the land owner has sold his flats wherein he has described that he is fully satisfied with the construction so he has to be treated as co-promoter in light of Regulation 6 of Bihar Regulation (General 2021). He further submits that learned Adjudicating Officer, RERA, Bihar has not entertained the complaint petition filed by the complainant whereon learned counsel for complainant submits that complainant has filed appeal

against the order passed by the learned Adjudicating Officer and he will file reference of the Hon'ble Supreme Court.

Considering submissions, complainant is directed to file the requisite fee for site visit by the RERA team. RERA team is directed to visit the site of the project and after verification submit its report in light of the petition of the complaint.

Put up on 02.09.2026 for hearing and submission of report by RERA technical team.

Sd/-

(Ved Prakash)

Special Presiding Officer