

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/192/2024

Shailendra Kumar ChoudharyComplainant

Vs

Mr. Niraj SinghRespondent

Project: N/A

**Present: For Complainant: Mr. Hitendra Singh, Advocate
For Respondent: None**

23/09/2025

PROCEEDING

Hearing taken up. Mr. Hitendra Singh, learned counsel for the complainant is present but the respondent is absent.

Learned counsel for the complainant submits that Mr. Niraj Singh as has been mentioned as respondent is respondent no.3. He further submits that this case has been filed against four respondents in all and the 1st respondent in this matter is authorised representative of RERA, 2nd respondent is Manoj Kumar Choudhary, 3rd respondent is Niraj Singh and the 4th respondent is the wife of Niraj Singh. He further submits that this case has been filed for initiating a complaint for issuing a direction to the RERA authorities to initiate a complaint proceeding against the said respondent regarding violation of the provisions of RERA Act, 2016 by respondent nos. 2 to 4.

Perused the complaint petition. It so appears that the complainant has failed to give details of the land in the complaint petition. When enquired about the same, learned counsel for the complainant submits that he has already given the details in the annexures attached to his complaint petition. The onus lies on the complainant to prove that the sale deed executed by respondent nos. 2 to 4 has been done in contravention of the provisions of RERA Act, 2016. For this, the complainant is given an opportunity to furnish details of the land in which he perceives violation of the provisions of the RERA Act, 2016. He is also directed to furnish the details of the land in order to prove whether the said area lies in the planning area or not and also to establish his locus standi for filing the present complaint case.

Issue notice to the respondent to appear on the next date of hearing and furnish the details.

Put up this case on 11.11.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar