REAL ESTATE REGULATORY AUTHORITY, BIHAR

IN THE COURT OF SRI ANIMESH PANDEY,
SECRETARY, RERA, BIHAR

RERA/STV/62/2026

Authorized Representative of RERA … Complainant
Vs.
Apna Project … Respondent

PROJECT: PLOTTED DEVELOPMENT

PROCEEDING

14.10.2026

This case is taken up for hearing. The learned authorized representative of RERA, Mr. Shiv Sang Thakur is present. The learned counsel on behalf of the respondent, Mr. Bishwash Vijeta is also present and files a reply along with a Vakalatnama.

The learned counsel for the respondent submits that the Apna Project is a proprietorship concern registered with the Government of India. The Apna Project may not be treated as a conclusive proof that a real estate project has been launched by it or it has undertaken any activity prohibited under Section 3 of the Real Estate (Regulation & Development) Act, 2016. He also submits that the jamabandi records pertaining to the concerned Mauza placed on the record also do not reveal that any plot/land has been sold by the respondent or is in the name of the respondent. However, the learned counsel of the respondent is directed to present the documentation (GST & Shop & Establishment Certificate) of the aforesaid partnership firm on the date of next hearing.

The learned authorized representative of RERA requests for time to file a rejoinder to the reply filed today by the respondent. The request is allowed. He is directed to file the rejoinder on or before the next date.

The Technical Wing of RERA is also directed to submit the report regarding estimated value of the project positively before the next date.

Put up the matter on 12.11.2026.

Sd/-
(Animesh Pandey)
Secretary,
RERA, Bihar.