

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/686/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Green Homes Developers Pvt. Ltd.

.....Respondent

Project: AYESHA RESIDENCY, BLOCK-B

**Present: For the Complainant: Mr. Ankit Kumar, Advocate
For the Respondent: Mr. Sumit Kumar, Advocate**

24.06.2025

PROCEEDING

A Vakalatama has been filed on behalf of the respondent. Let it be kept on record.

Hearing taken up. Mr. Ankit Kumar, learned Authorised Representative on behalf of the complainant/Authority is present and submits that the application submitted for the registration of the project in question had been rejected in the year 2022, after which no fresh application was filed. This is the clear indication that the construction of the said project was continuing without completing the registration formalities of the said project as per the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the RERA Act")

Mr. Sumit Kumar, learned counsel for the respondent appears for the first time. He submits that the said project has been completed before the enforcement of the RERA Act. When enquired as to under which circumstances the application for the said project was made for the registration purposes, he submits that it may have been under verbal coercion by the registration authority and a wrong notion of the respondent. He, however, submits to file a detailed reply regarding submission of the evidences pertaining to completion of the said project before the enforcement of the RERA Act. He further submits that the said project does not fall in the planning area. On the contrary, it is outside the planning area and falls in Gram Panchayat Nauhsa in Phulwarisharif Anchal, District-Patna.

Learned counsel for the complainant/Authority is requested to verify the veracity of the statement as submitted by the respondent during the hearing and submit a report to this effect.

Put up on 31.07.2025 for further hearing.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar