

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/761/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Sai ViharInfratech Pvt. Ltd.

.....Respondent

Project: Gonudham City, Phase-7

**Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate
For Respondent: Mr. Sudarshan Kumar, Director**

27/06/2025

PROCEEDING

Hearing taken up. Mr. Abhinay Priyadarshi, learned counsel on behalf of the complainant/ Authority is present. Mr. Sudarshan Kumar, the Director of the respondent company is also present.

Learned counsel for the complainant/ Authority submits that during the physical inspection done by a joint team of officials of RERA and District Administration, Bhagalpur, it has been established that the Gonudham City, Phase-7 project at Bhagalpur is being developed and the plots therein are being sold in contravention of the provisions of the Real Estate (Regulation and Development) Act, 2016, following which this Suo-Motu proceeding has been initiated against the promoter of this Project 'Gonudham City, Phase-7', which is not registered with the Authority. He also submits that a show cause notice dated 20.06.2025 has already been served upon the Promoter and requests for necessary action against the concerned respondent for the reason that he is engaged in the development, advertisement, marketing, offering for sale, and selling of plots in contravention of the provisions as contained in Section 3 of the Real Estate (Regulation and Development) Act, 2016. Further, the learned counsel for the Authority prays for imposition of restrictions on the registration and execution of the sale of the said property. Additionally, he also prays for a restriction on the mutation of the concerned plots which are a

part of the said project as per the documents submitted by the complainant/Authority.

Mr. Sudarshan Kumar, Director, of the respondent Company prays for 15 days time to file a detailed reply in this regard.

Time so sought is allowed.

Considering the submissions of the Learned Counsel for the Authority and taking into account the documents placed on record, as an interim measure, the Bench requests the Inspector General (Registration) to direct the concerned District Sub Registrar, Bhagalpur, not to execute any sale deed pertaining to Project Gonudham City, Phase-7 being developed by the respondent Promoter M/s Sai Vihar Infratech Pvt. Ltd.

The C.O. concerned is also directed not to proceed with the mutation of any plot falling within the area of the said project land till the final disposal of this case and the same shall be done in accordance with the final order passed in this matter.

The office is directed to act accordingly and issue necessary directions to all concerned mentioning the full details of the Project. Learned Counsel for the Authority is also directed to provide complete details pertaining to the Project Land in question.

Put up on 08.07.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar