REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/01/2026

Authorised Representative of RERA .... Complainant

Versus

M/s Shri Laxmi Narayan Verma and Others ... Respondents

Project: **B+G+4 COMMERCIAL PURPOSE**

Present: For Complainant: Ms. Ojaswi Ishani, Legal Representative of RERA
For Respondent: None

27.08.2026 **PROCEEDING**

1. Hearing taken up. Ms. Ojaswi Ishani, legal representative of RERA appears on behalf of the complainant. Nobody appears on behalf of the respondents.

2. Learned counsel for the complainant-Authority submits that the case has been instituted on the basis of a report submitted by the District Sub-Registrar, Bhagalpur wherein a commercial building premises of basement + ground+ four-stories has been stated to have been/is being developed by the respondents concerned. She further submits that accordingly, notices were served on the respondents at the addresses recorded in the said development agreement which is a registered document. It is, therefore, a proof in itself that despite notices being served on the respondents at their valid addresses as given in the development agreement executed by the respondents in their favour between the landowner Sri Gopal Poddar, they have not appeared. She further submits that a mere perusal of the facts stated in the development agreement in itself is a proof that they have entered into the said agreement for the purpose of developing a project which in all intent and purpose is to sell the developed property to private people.

3. On perusal of the record, the Bench observes that despite serving several notices to the respondents concerned, no representation from the respondents' side has been made before the Bench. This Bench taking serious note of this, directs learned representative of the complainant-Authority to contact the

respondents through landline phone of RERA and accordingly inform them to be present positively on the next date of hearing.

4. The office is also directed to issue notice to the respondents and serve the said notice at their addresses mentioned in the said development agreement through speed post, so as to ensure the presence of the respondents on the next date of hearing.

5. It is made clear that in case the respondents are absent on the next date of hearing, this Bench shall be constrained to take a final decision in the matter on the basis of the material available on record.

6. Meanwhile, a restriction is imposed on the sale of any unit in the said project to any other person and the District Sub Registrar, Bhagalpur is directed to ensure compliance with the same and also furnish details of the existing agreement for sale which may have been executed by the respondents concerned, pertaining to the impugned project.

Put up for hearing on 08.10.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar