REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/8/2026

Authorised Representative of RERA .... Complainant

Versus

M/s The Housing Hub ... Respondent

Project: **PLOT AT FATUHA NH-30**

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-Authority. Nobody appears on behalf of the respondent.

2. Learned counsel for the complainant-Authority submits that the Authority has come across several advertisements published by the respondent concerned on the online platform wherein publication for development of plotting pertaining to the project at Fatuha NH-30 has been found to have been advertised for booking. She therefore, submits that it is a clear case of violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016. When enquired – whether the said area falls within the planning area or not, she submits that Nagar Parishad has been formed in Fatuha and there is a likelihood that this falls within the area of Nagar Parishad.

3. However, this Bench observes that though there is no representation on behalf of the respondent side but a final opportunity needs to be given to him to furnish the relevant documents in his favour.

4. It is made clear that this shall be the last opportunity granted to the respondent for filing a reply failing which this Bench shall be constrained to take a final decision on the basis of the material available on record.

Put up for hearing on 08.10.2026. Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar