REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/29/2026

Authorised Representative of RERA .... Complainant

Versus

M/s Vistaar Dream Homes Maker ... Respondent

Project: **VISTAAR CITY**

Present: For Complainant: Ms. Ojaswi Ishani, Legal Representative of RERA
For Respondent: Mr. Bishwas Vijeta Advocate

27.08.2026 **PROCEEDING**

1. Hearing taken up. Ms. Ojaswi Ishani, legal representative of RERA appears on behalf of the complainant. Learned counsel Mr. Bishwas Vijeta appears on behalf of the respondent.

2. Learned counsel for the respondent files a written reply and submits that the present area for which the case has been instituted against the promoter lies outside the planning area as the said project named Vistaar City lies in Raxaul Subdivision in the district of East Champarn, Motihari. He further submits that it is clear that Raxaul or any part of Raxaul does not fall in the planning area. For the sake of convenience, he encloses a copy of the notification bearing memo no. 575 dated 05.11.2021 regarding the District of East Champaran, Motihari. He, therefore, submits that since there is no competent authority to sanction any map, hence the present case may kindly be dropped.

3. Learned counsel for the complainant-Authority is directed to study the details as submitted by the learned counsel for the respondent in the reply and submit a verification report from her end along with a detailed report regarding the same.

4. Learned counsel for the complainant-Authority submits that present there are three projects developed by the respondent-promoter, namely, Green City, Sital Green City and Vistaar City.

5. Learned counsel for the respondent submits that the present matter pertains to only Vistaar City and the matter pertains to Green City in another STV case. He also submits that regarding the case of Sital Green City, it is not known to him and if the same has been filed, the respondent will certainly take care of the same and file reply as soon as possible.

6. Learned counsel for the complainant requests for a time of ten days to be given to her to file a verification report which is allowed.

Put up for hearing on 08.10.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar