REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/45/2026

Authorised Representative of RERA .... Complainant

Versus

Acres 21 Homes Pvt. Ltd. .... Respondent

Project: **VIRAJ CITY**

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

27.08.2026 **PROCEEDING**

1. Hearing taken up. Ms. Ojaswi Ishani, legal representative of RERA appears on behalf of the complainant-Authority. Learned counsel Mr. Mukesh Kumar appears on behalf of the respondent.

2. Learned counsel for the complainant-Authority submits that a report has been submitted by the Legal Wing of the Authority on 25.08.2026, wherein it has been mentioned that earlier an application for registration of the said project was filed way back in the year 2020, which was rejected for the reason of deficiencies present in the said application. In the said report it has also been mentioned that the area of the present project falls within Mauza Pandeypur, Bihta which is outside the planning area at present.

3. Learned counsel for the respondent submits that it is clear that the said area falls outside the planning area and as such, despite his best efforts, he could not get the map sanctioned and hence, the present case instituted against the respondent is fit to be dropped.

4. Learned counsel for the complainant-Authority also submits that though the report from the Legal Wing of the Authority speaks that the said area does not lie within the planning area, she seeks some more time to verify – whether the said area lies within the planning area or not, from the Website of the Urban Development and Housing Department, Government of Bihar and other sources. Time, so sought by the learned counsel for the complainant-Authority, is allowed.

5. Learned counsel for the complainant-Authority is directed to file a detailed report within seven days from today after which a final decision shall be taken in this matter.

6. Meanwhile, learned counsel for the respondent is also directed to annex the entire list of the planning area notified especially with regard to the present Mauza Pandeypur, Bihta for a final decision to be taken in this regard.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar