

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/759/2025**

**Authorised Representative of RERA**

**.....Complainant**

**Vs**

**M/s Bhagalpur City Developer**

**.....Respondent**

**Project: Bhagalpur Shiv Nagri**

**Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate  
For Respondent: None**

**30/07/2025**

**PROCEEDING**

Hearing taken up. Mr. Abhinay Priyadarshi, learned counsel for the complainant/ Authority is present. The respondent is absent.

Learned counsel for the complainant/ Authority submits that the direction sent to the Registration Department has been acknowledged and accordingly, a letter has already been served on District Sub Registrar, Bhagalpur for restricting registration over the concerned project. Despite the request to Sr. S.P., Bhagalpur for ensuring presence of the respondent, he is still absent today which shows his deliberate negligence towards cooperating with the Authority.

The Sr.S.P., Bhagalpur is again requested to instruct the SHO concerned and ensure the presence of the respondent- promoter before this Bench positively on the next date of hearing.

Hence, as a last indulgence, a public notice is also directed to be issued through widely circulated newspaper (specially Bhagalpur Edition) for ensuring presence of the concerned respondent on the next date of hearing. In case the respondent fails to appear before this Bench even after publication in the newspaper, this Bench will be left with no option but to rely on the material available on record and pass necessary order accordingly.

No compliance report from the office of the Collector, Bhagalpur as regards the restriction on mutation of the project land has been received as yet. The Collector, Bhagalpur is requested to direct the C.O. concerned to restrict mutation over the said land until further orders.

Learned counsel for the Authority is directed to take help of the Technical Wing of RERA and submit the estimated cost of the project in this respect.

Put up on 22.08.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar