

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/686/2025**

**Authorised Representative of RERA**

**.....Complainant**

**Vs**

**M/s Green Homes Developers Pvt. Ltd.**

**.....Respondent**

**Project: AYESHA RESIDENCY, BLOCK-B**

**Present: For the Complainant: Mr. Abhinay Priyadarshi, Advocate**  
**For the Respondent: Mr. Sumit Kumar, Advocate**

**31.07.2025**

**PROCEEDING**

Hearing taken up. Mr. Abhinay Priyadarshi, learned Authorised Representative on behalf of the complainant/Authority is present. Mr. Sumit Kumar, learned counsel appears for the respondent.

Learned counsel for the complainant/Authority submits that during the last hearing, the respondent had submitted that the area Nohsa does not lie in the planning area and as such, the issue of contravention does not apply. On the contrary, the fact is that the said area is under the planning area and as such, if any construction of such project has been accomplished in the area without registration from the Authority, it would tantamount to be a clear violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Learned counsel for the respondent submits that though the area is presently in the planning area but till the period of construction of the project, the said area was under Gram Panchayat and not under the planning area.

Learned counsel for the respondent is directed to submit concrete evidences to prove that the completion of the project "Ayesha Residency Block-B" has been done before the area had been incorporated in the planning area.

Learned counsel for the complainant submits that it is surprising that the respondent though knowing this fact that the said area is outside the planning area, still had applied for registration which was rejected for some other reasons.

Learned counsel for the respondent mentions that they were in knowledge of the fact that the said area is outside the planning area, but still because of the restriction put by the local Registration Office on the registration of any such project

without registration of the Authority, they had applied for registration of the project before the Authority.

Learned counsel for the complainant is requested to furnish the exact date when the area Nohsa had been incorporated in the planning area.

Put up on 09.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar