REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/44/2026

Authorised Representative of RERA …...Complainant

Vs

Pink City Developers …..Respondent

Project: Plotted Development

Present: For Complainant: Mr. Ankit Kumar, Advocate
For Respondent: Mr. Piyush Tiwary, Advocate

09/07/2026 **PROCEEDING**

Hearing taken up. Mr. Ankit Kumar, learned counsel appears on behalf of the complainant/ Authority. Mr. Piyush Tiwary, learned counsel appears on behalf of the respondent but without any valid Vakalatnama.

Learned counsel for the complainant/ Authority submits that the present case pertains to the findings on account of field inspection conducted jointly by a team of RERA officials along with the officials of District Administration, Patna. He further submits that during joint physical inspection and verification it was found that the project, namely, Plotted Development was being developed by the respondent named Pink City Developers. When enquired about the same, the respondent could not furnish any document which could prove that the said project development was being done after due permission/ approval of the Authority, thereby meaning that the same was being developed in contravention of the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Learned counsel for the respondent submits that he has just received a copy of the complaint from his client and is appearing for the first time before this Bench and therefore, requests for some time to be given to him so as to file a written reply.

Learned counsel for the complainant/ Authority further submits that during physical inspection it was found that in contravention to the provisions of the Act the above said project was being developed and plots therein were being sold to different consumers/ allottees. He also submits that unless the said practice is stopped at present till final decision taken on the basis of the record to be submitted by the respondent, the act of contravention of the provisions of the RERA Act shall continue unabated and hence, more and more number of third party interest shall be created in the said plot illegally. He, therefore, requests to impose a restriction on the registration and mutation pertaining to sale of such plots.

Learned counsel for the respondent requests for a short time to be given to him so that he files a detailed reply in this respect. When enquired as to whether he has any document with him which could prove that the respondent

has not committed any violation of the Act, he submits that he shall be contacting his client and shall get the details thereby and submit before this Bench within a week or two.

On perusal of the record and hearing the submissions of both the parties, this Bench observes that the present violation of the provisions of the Act has been established by a joint team of RERA and District Administration officials on the basis of a joint inspection and physical verification of the area concerned and therefore, this Bench agrees with the concern of the learned counsel for the complainant/ Authority that there is a likelihood of creation of more third party interests by way of selling of plots in near future. Hence, in the interest of justice, a restriction is hereby imposed on the sale of any plot of the impugned project.

I.G., Registration is requested to instruct the District Sub Registrar, Patna for compliance of the direction, as stated above, by putting a stop on further registry of any of the plots in the said project. Also the District Magistrate, Patna is requested to instruct the Circle Officer concerned for imposing a restriction on mutation of any of the plot in the impugned project.

Put up this case on 06.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar