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

Vs

Acres 21 Homes Pvt. Ltd. & ors. …..Respondent

Project: Viraj City

Present: For Complainant: Mr. Ankit Kumar, Advocate
For Respondent: Mr. Saurabh Kashyap, Advocate

09/07/2026 **PROCEEDING**

Hearing taken up. Mr. Ankit Kumar, learned counsel appears on behalf of the complainant/ Authority. Mr. Saurabh Kashyap, learned counsel appears on behalf of the respondent.

Learned counsel for the complainant/ Authority submits that the present case pertains to the findings on account of a field inspection conducted jointly by a team of RERA officials along with District Administration, Patna officials. He further submits that during joint physical inspection and verification, it was found that the project, namely, Viraj City was being developed by the respondent named Acres 21 Homes Pvt. Ltd. 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 establishing the fact that the same was being developed in contravention of the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016 (the Act).

Learned counsel for the respondent submits that the physical inspection though had been conducted and enquiry made in the said area, the present Mauza in which the impugned project Viraj City is being developed lies outside the planning area. He further submits that earlier in the year 2022 an application for registration of this project had been applied before the RERA but the same was rejected. He also submits that as per the provisions of the Act there is no restriction of developing any project outside the planning area and as such, there is no contravention of the provisions of the Act when the project land lies outside the planning area.

Learned counsel for the complainant/ Authority when enquired about the same, submits that he is in knowledge of the fact that an application submitted by the present promoter had earlier been rejected by RERA in the year 2022 but he needs some more time to verify as to why the rejection was made. He also requests for some time to verify whether the project land over which the instant project is being developed has been notified as a planning area or not.

Learned counsel for the respondent also requests for some time for filing a detailed reply along with the relevant documents in this regard. Time so sought is allowed.

Put up this case on 06.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar