**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/STV/48/2026**

**Authorised Representative of RERA …...Complainant**

**Vs**

**Mithilesh Singh, Ashok Kumar & ors. …..Respondent**

**Project: Plotted Development**

**Present: For Complainant: Mr. Ankit Kumar, Advocate**
**For Respondent: None**

**09/07/2026** **PROCEEDING**

Hearing taken up. Mr. Ankit Kumar, learned counsel appears on behalf of the complainant/ Authority. None appears on behalf of the respondent.

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 Mithilesh Singh, Ashok Kumar and others. 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 complainant/ Authority further submits that during physical inspection it was found that in contravention of 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, the act of contravention of the provisions of the RERA Act shall continue unabated as a result of which more and more number of third party interests shall be created in the said plot illegally. He, therefore, requests to impose a restriction on the registration and mutation pertaining to sale of any such plots in the impugned project.

On perusal of the record and hearing the submissions of both the parties, this Bench observes that a 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 raised by the learned counsel for the complainant/ Authority that there is a strong likelihood of creation of more third party interests by way of sale/ purchase of plots in near future in the said project. 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.

Issue notice to the respondent to appear on the next date of hearing.

Put up this case on 06.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar