REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/61/2026

Sachchidanand Singh .... Complainant

Versus

M/s Abhi Homes Pvt. Ltd. .... Respondent

Project: **AMBA TOWER**

Present: For Complainant: Mr. Mukesh Kumar, Advocate
For Respondent: Mr. Ankit Kumar, Advocate

22.07.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Mukesh Kumar appears on behalf of the complainant. Learned counsel Mr. Ankit Kumar appears on behalf of the respondent.

2. Learned counsel for the complainant submits that despite regular persuasion, the respondent has not acted positively and he is not at all getting the impugned project completed. The complainant, being the landowner, is quite apprehensive regarding the completion of the project. He, therefore, prays for revocation of the present registration of the project.

3. Learned counsel for the respondent denies the averments of the learned counsel for the complainant mentioning therein that the project is in mode of the construction but due to delay in approval of the map, construction work of the project could not be completed in time. He also submits that initially the map of the project was passed by Mukhiya of the Gram Panchayat and as per the instructions of the Authority, it is now in the process of getting revalidated from the competent authority.

4. Learned counsel for the respondent further submits that he is not in receipt of a copy of the complaint petition and once a copy thereof is given to him, he shall file a written reply after studying the details and accordingly, apprise this Bench of the latest status pertaining to the impugned project.

5. Learned counsel for the complainant is directed to hand over a copy of the complaint petition to the leaned counsel for the respondent.

6. During course of hearing, learned counsel for the respondent has referred to the fact that the project land lies in the green zone and so, unless it is removed from the green zone, it is difficult for him to apply.

7. Learned counsel for the complainant is also directed to file a detailed status of the land regarding green zone as referred to by learned counsel for the respondent.

8. Learned counsel for the respondent is also directed to study the details of the project and apprise this Bench about the updated status along with details outlining the road map showing as to how the respondent intends to complete the project.

9. The Compliance Wing of the Authority is also directed to verify the details of this project especially – whether the registration of this project is still valid or whether the validity of the registration of the impugned project has expired and in case of its expiry – whether any application for extension of registration has been filed by the respondent or not.

Put up for hearing on 18.08.2026.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar