

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/678/2025

Authorised Representative of RERAComplainant

Vs

M/s Balaji Dream Homes Pvt LtdRespondent

Project: Dream Homes Apartment

**Present: For Complainant: Ms Ojaswi Ishani, Advocate
For Respondent: None**

21/01/2026

INTRIM ORDER

Hearing taken up Ms. Ojaswi Ishani, learned counsel for the complainant/ Authority is present. The respondent-company is absent.

Perused the file. After going through the submissions of the learned counsel representing the Authority, it came to the notice of this Bench that the name of the project in this impugned matter has inadvertently been mentioned as *Dream Homes Apartment*. However, as reflected in the Technical Report dated 08.12.2025, it has been brought to the notice of the Bench that the correct name of the project is "*Balaji Dream Homes Apartment*."

On a careful and detailed examination of the said report, it is further noted that the project stands in a completed state. Despite this, the project has not been registered with the Real Estate Regulatory Authority. Notwithstanding the absence of such registration, the flats have been sold to the allottees, which tantamounts to a clear contravention of Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Hence, in the light of above observation the respondent is hereby directed to file a detail reply explaining the above-mentioned

contravention of Act in respect of their project named “Balaji Dream Homes Apartment” for proper adjudication in this matter within seven days from the date of passing of this interim order. They are also directed to file any supplementary document/ written notes of argument, in case they feel proper to do so, in support of their case.

The learned counsel for Complainant-Authority is also directed to furnish a detail report as to the exact status of the project named Balaji Dream Homes Apartment with emphasis to the fact whether there are two different projects, one in the name of Dream Homes Apartment, and the other in name of Balaji Dream Homes Apartment and also state as to who is the actual developer of both the project. She is directed to take help from the Technical Team of RERA, if required.

The Technical Team of Rera who has visited the site earlier, is instructed to provide all help and support to the learned counsel for Authority.

Put up on 13.02.2026 for further hearing.

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