

**REAL ESTATE REGULATORY AUTHORITY, BIHAR,**

Before the Bench of Hon'ble Inquiry Commissioner,

Mr. Sanjaya Kumar Singh, RERA, Bihar.

**RERA/SM/735/2025**

Authorized Representative of RERA .... Complainant

Vs.

M/s Disha Abhyudaya Builders Pvt. Ltd. .. Respondent

---

**PROJECT: ANANDI GREEN VILLAS**

For the Complainant: Mr. Abhinay Priyadarshi, Advocate

For the Respondent: Mr. Sharad Shekhar, Advocate

**27.11.2025**

**PROCEEDING**

Hearing taken up. Learned legal representative Mr. Abhinay Priyadarshi appears on behalf of the complainant/Authority. Learned counsel Mr. Sharad Shekhar on behalf of the respondent is also present.

Learned counsel for the complainant/Authority submits that he has verified on the online platform and found that there is an advertisement existing on the online platform in the name of "Disha Abhyuday", which is existing even today in the name of the project which is proposed to be taken up in the name of "Anandi Green Villas" at Ismailpur Dhibra.

Learned counsel for the respondent opposes the submission made by the complainant/Authority and submits that no such project in the proposed name has ever been taken up or is proposed to be taken up by the respondent. He also submits that on reluctance of the local police station to accept the FIR being lodged by the respondent, they have finally filed a criminal case in the court of Additional Chief Judicial Magistrate, Patna Sadar bearing Filing no.20841/2025 dated 24.11.2025. He has submitted the downloaded copy of the said filing as a proof in his favour.

Learned counsel for the complainant/Authority submits that online platform is a clear manifestation of violation being committed by the respondent. In such a case it seems proper that the respondent should be present in person before this Bench to prove with all evidences that the said project, as proposed and being advertised by him, has actually not been done by him, failing which necessary decision shall be taken on the basis of material available on the record. The respondent is directed to take all possible measures immediately in order to get the advertisement deleted/removed from the online platform.

Meanwhile, learned counsel for the complainant is also directed to search online platform afresh about the respondent's project "Disha Abhyuday" and submit a downloaded copy of the details as evidence in support of his submission.

Put up on 19.12.2025.

Sd/-

**(Sanjaya Kumar Singh)**

Inquiry Commissioner, RERA, Bihar.