

**REAL ESTATE REGULATORY AUTHORITY, BIHAR,**

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

**RERA/SM/737/2025**

Authorized Representative of RERA .... Complainant  
Vs.

M/s Alphabet Infra Pvt. Ltd. .... Respondent

**PROJECT: ONE WORLD, BRAMHMAPURA RAILWAY  
COLONY**

For the Complainant: Mr. Abhinay Priyadarshi, Advocate

For the Respondent: Mr. Jai Ram Singh, Advocate

Ms. Jolly Ahlawat, Advocate

**27.11.2025**

**PROCEEDING**

Hearing taken up. Learned legal representative Mr. Abhinay Priyadarshi appears on behalf of the complainant/Authority. Mr. Jai Ram Singh along with Mrs. Jolly Ahlawat, learned counsel for the respondent, is also present.

Both the learned counsels appearing on behalf of M/s PRU-RLDA Projects Pvt. Ltd. submit that actually the respondent company M/s Alphabet Infra Pvt. Ltd is a Hyderabad based company and it has nothing to do with the project concerned, on the contrary M/s Alphabet Infra Pvt. Ltd is the project which is being constructed by M/s PRU-RLDA PROJECTS Pvt. Ltd. having its registered office at Rohini, Delhi. They further submit that though they have not been given any notice but on having knowledge of this case being heard in this Bench, they are appearing on their own and admitting that the said project is in the process of initiation and process for obtaining necessary approval from the concerned Authorities namely Railways, Fire Services, RERA etc. has already been initiated at their level. They further submit that though the advertisement is there on the website but they have not published the said advertisement and they have already initiated for removal of the same and for taking action against the wrong doers by requesting the Senior Superintendent of Police, Muzaffarpur. They

have already initiated action by submitting a request letter in the office of the Senior Superintendent of Police, Muzaffarpur and obtaining a due receipt thereof, a copy of which has been annexed along with the written reply submitted today. They also submit that though this project is in the offing but still it is in the initial phase. They have not accepted any booking of any flat/shop/part thereof and as such they have not at all contravened the provisions of Section 3 Real Estate (Regulation and Development) Act, 2016 (in short, the RERA Act, 2016). They, therefore, request for exoneration from the charges leveled against the respondent.

Learned counsel for the complainant submits that though the letter written to the Sr. S.P. is acknowledged but the fact still remains that the project has been advertised on online platform and as such it shall be construed as a violation of the provisions of the RERA Act, 2016. He, therefore, requests for necessary action as per the provisions of law.

Learned counsel for the respondent denies the statement of the learned counsel for the complainant submitting therein that the said act has not been committed by the respondent and they assure to take all necessary measures for removal of the said advertisement from the online platform, which has been construed to be an advertisement taken out at the behest of the respondent.

Both the learned counsels for the complainant and the respondent are directed to file notes of argument on their behalf within a period of 10 days from today annexing all the relevant documents, after which a final decision shall be taken in this regard.

Order is reserved.

Sd/-

**(Sanjaya Kumar Singh)**

Inquiry Commissioner, RERA, Bihar.