REAL ESTATE REGULATORY AUTHORITY, BIHAR

IN THE COURT OF SRI ANIMESH PANDEY,
SECRETARY, RERA, BIHAR

RERA/Agent/39/2022

Authorised Representative of RERA …Complainant

Versus

M/s. Aashritha Homes & Developers Pvt. Ltd. …Respondent

Project: VAIDEHI VIHAR

Present: For the Complainant: Shri Ankit Kumar, A.R

For the Respondent: Shri Sumit Kumar, Advocate

PROCEEDING

12.08.2026

1. Hearing taken up. The learned Authorized Representatives, Shri Ankit Kumar and Shri Shivsang Thakur are present. Learned counsel on behalf of the respondent, Shri Sumit Kumar is also present.

2. The learned counsel for the respondent submits that the respondent for rebutting the contentious advertisement of his project "Vaidehi Vihar", on the basis of which the instant case has been initiated, has already published a disclaimer in the daily Hindi Newspaper "Dainik Bhaskar" dated 24.07.2026 and in support of the same a paper cutting is being filed in the Bench.

3. He further submits that he had also lodged a sanha/complaint in the concerned Police Station for investigation and criminal action

against the miscreant(s), who made the alleged advertisement of his project.

4. He also submits that the project in question falls beyond the planning area, which is confirmed by the report dated 30.06.2026 of the Technical Team, RERA along with the rulings in the two similar cases RERA/SM/547/2022 & RERA/CC/113/2024, filed on the basis of the advertisement annexed with the instant case, which were disposed of in favor of the complainant.

5. Lastly, he submits that the respondent is a real estate agent and there is no any clause or provision in the Real Estate (Regulation and Development) Act, 2016, which curtails the rights of a real estate agent to indulge in commercial activity related to a project which falls beyond the planning area.

6. Learned counsel for the authorized representative of RERA submits that the earlier cases, as referred above, are not relevant in this case as those cases were initiated/filed only on the basis of the advertisement. The instant case has been initiated on the basis of the advertisement, Agreements for Sale and the money receipts issued by the respondent.

7. He further submits that the respondent has not brought any such document which may show that he pursued his complaint lodged with the Police Station concerned to safeguard his company from being maligned.

8. Learned counsel for the respondent requests for time to file a reply on an affidavit regarding the status of his complaint lodged with the concerned Police Station.

9. Put up the case on 19.08.2026.

Sd/-
(Animesh Pandey)
Secretary,
RERA, Bihar.