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

For the Complainant: Shri Ankit Kumar, A.R
For the Respondent: Shri Sumit Kumar, Advocate

PROCEEDING

06.07.2026

1. Hearing taken up. The learned Authorized Representative Shri Ankit Kumar and the learned counsel on behalf of the respondent, Shri Sumit Kumar are present.

2. The learned Authorized Representative of RERA submits that in compliance to the proceeding dated 17.06.2026, the Technical Team of RERA has submitted its report dated 30.06.2026, wherein, it is stated that the project "Vaidehi Vihar" is not found in Darbhanga Planning area.

3. The learned counsel for the respondent files a maintainability application in the Bench and submits that the instant case is not maintainable as the project in question falls beyond the planning area, which is confirmed by the report dated 30.06.2026 of the Technical Team, RERA. He further submits that earlier the Authority had also initiated a suo motu case bearing no. RERA/SM/547/2022 against the respondent on the basis of the same advertisement as annexed with the instant case, which was dropped on 19.12.2022. Thereafter, on the basis of the same advertisement one complaint case bearing no. RERA/ CC/113/2024 was also filed against the respondent, which was also disposed of 18.03.2026 in favour of the respondent. He also submits that the advertisement, on the basis of which the instant case has been initiated, was not made

by the respondent, rather it was made by some mischievous persons to put him in trouble, for which the respondent has already lodged a complaint in the concerned Police Station for investigation and criminal action against the alleged miscreants. He submits that the respondent is registered with RERA as a real estate agent and is well within his rights to indulge in commercial activity related to his project located beyond the planning area.

4. The learned Authorized Representative of RERA submits that the orders dated 19.12.2022 & 18.03.2026 passed by the Authority, as referred above, are not relevant in this case as the instant case has been initiated on the basis of the advertisement as well as the Agreements For Sale and the money receipts issued by the respondents. He also submits that the respondent has not brought on record any such document which may show that the aforesaid matter under investigation has reached its logical conclusion.

5. Apart from that, prima-facie it appears that the respondent company continues to misuse the contentious advertisement notice allegedly belonging to his company for commercial gains as there is no official or public rebuttal to the effect from the company in the event of the company's name being maligned.

6. Learned counsel for the respondent submits that he would file reply on both the aforesaid issues raised by the learned Authorized Representative on the next date of hearing.

7. The Bench adjourns this case to enable the respondent to file a reply with regard to the updated status of investigation of the aforesaid complaint case along with a rebuttal from the respondent company in the public domain.

8. Put up the case on 20.07.2026.

Sd/-

(**Animesh Pandey)**
Secretary, RERA, Bihar.