REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/28/2026

Authorised Representative … Complainant
Vs.
Alok Kumar Gupta (Monu) … Respondent

PROJECT: PLOT

PROCEEDING

24.07.2026 This case is taken up for hearing. The learned Authorized Representative, Mr. Rishav Raj is present. The learned counsel on behalf of the respondent, Mr. Sumit Kumar is also present.

The learned counsel for the respondent reiterates his submission that the respondent, being the landowner/raiyat of the lands on different occasions for fulfilment of personal needs without any advertisement, has sold out certain lands in scattered form in rural and non-planning areas of Darbhanga District. He further submits that the lands sold out by the respondent in Mauza - Ghorghata and Sonki under Darbhanga Block, do not fall within the planning area. He also submits that the respondent is neither a promoter nor a real estate agent. He requests for providing him a copy of the report of the Technical Wing of RERA, to which the Bench directs the office to provide him a copy of the report today itself.

The learned Authorized Representative of RERA requests for time to file a rejoinder to the reply. He further submits that the Technical Wing of RERA has submitted its report, which is kept on the record. As per the report, the project located at Mauza - Ghorghata falls within the planning area, but Mauza – Pata, as mentioned in the jamabandi receipts on the record, does not find place in the notification published by the Urban Development & Housing Department, Government of Bihar.

However, a perusal of the report reveals that Ghorghata at serial no.74 is situated in Bahadurpur CD Block of Darbhanga. The Technical Team is directed to revisit its report and clarify that the Mauza – Ghorghata referred to is located in Darbhanga CD Block and whether the same falls in the planning area or not.

The learned Authorized Representative of RERA is directed to file reply positively before the next date of hearing.

Put up the matter on 10.08.2026.

Sd/-

(Animesh Pandey)
Secretary,
RERA, Bihar.