REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/538/2025

Madhukar Lal ……Complainant

Vs

Lakhan Homes Limited ……Respondent

Project: Others

Present: For Complainant: Mr. Yashraj Singh, Advocate
For Respondent: None

26/10/2026 **PROCEEDING**

Hearing taken up. Mr. Yashraj Singh, learned counsel for the complainant is present. The respondent is absent.

Learned counsel for the complainant submits that a booking had been made for Shop No. 30/ 230 on 2nd floor of the project named Lakhan Tyagi or Lakhan Campus-A for a consideration amount of Rs.9.69 lakh out of which a total payment of Rs.2.50 lakh has been made in favour of the respondent by the complainant against receipt no. 443 dated 07.12.2012 and 533 dated 17.09.2013. When enquired whether the said project has been registered with RERA or not, learned counsel for the complainant submits that the same has not been registered with RERA.

The Compliance Wing is directed to verify whether the impugned project has been registered with RERA in the name of Lakhan Tyagi or Lakhan Campus-A located at Saguna More, Danapur, Patna.

The Bench observes that a booking receipt by the respondent company Lakhan Homes Limited, registered office at Lakhan Sona, 2nd Floor, Bailey Road, Near R P S More, Patna has been issued by Managing Director, thus making it clear that the booking for sale of shop has already been done by the respondent. In case the said project has not been registered, the Compliance Wing is directed to institute Section 3 violation case against the respondent. The Bench further observes that despite notice being issued to the respondent vide order dated 16.07.2026 by the learned Special Presiding Officer, the respondent is absent today.

The respondent is further directed to be present on the next date of hearing with all relevant documents in his favour.

Put up this case on 22.12.2026 for further hearing. Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar