REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/310/2026

Sonam Kumari ……..Complainant

Vs

M/s Youth Homes and Developers Pvt. Ltd. ……..Respondent

Project: PHASE-9

Appearance:

For the Complainant: Mr. Abhiney Priyadarshi, Advocate
For the Respondent: None

27.10.2026 **PROCEEDING**

Hearing taken up. Mr. Abhiney Priyadarshi, learned counsel appears on behalf of the complainant. Respondent is absent.

Learned counsel for the complainant submits that the complainant had booked two plots, bearing Plot Nos.C-6 and C-15, in Block-C at Bihta. He further submits that the respondent in the garb of having a RERA registration, which was actually not the case as he did not have a RERA registration for the project, was misusing his RERA registration as a Real Estate Agent to sell the project illegally. He therefore submits that the respondent on one side has clearly violated the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016 (in short "RERA Act") and on the other side, has also contravened the provisions under which he was allotted registration for Real Estate Agent. He is therefore liable for not only action for violation of Section 3 of the RERA Act but also liable for action for violation of Section 9 of the RERA Act.

When enquired whether any legal action has been taken by the complainant against the respondent for playing fraud against the complainant, learned counsel for the complainant submits that the complainant is in the process

of filing an F.I.R./criminal case against the respondent because on one side, the respondent has played fraud and on the other side, despite having received Rs.15,00,000/- for the plots, the same has not been transferred till date by way of possession.

Issue notice to the respondent asking him to be present on the next date of hearing and specifically addressing the issues as raised by the learned counsel for the complainant mentioned herein above.

Put up on 23.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar