

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Special Presiding Officer, Mr. Ved Prakash,
RERA/Pro/Reg- RERAP297201800682-1

Authorised Representative of RERA ...Complainant

Versus

Bhuswami Buildcon Pvt. Ltd. ...Respondent

Project: Thakur Sun City Complex

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

For the Respondent: Adv. Amit Singh

For the M/s Kusika Tradserv Pvt. Ltd: Adv. Sumit Kumar

ORDER

24.02.2026

1. Hearing taken up under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016, for rejection of the application for registration of the project “Thakur Sun City Complex”.
2. The Real Estate Regulatory Authority, Bihar issued a notice to Thakur Sun City Complex on 11.02.2026 as to why the application filed on 26.11.2025 for registration of Project Thakur Sun City Complex, should not be rejected under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.
3. The learned counsel for the respondent company submits that the requisite documents were ready for submission as per the notice dated 11.02.2026; however, there was no window available on the website to upload the said documents. Therefore, it is requested that the portal window be opened to enable submission of compliance with the notice dated 11.02.2026, and further prays for six days’ time to submit the documents.
4. The learned counsel for the M/s Kusika Tradserv Pvt. Ltd appear and submitted that M/s Bhuswami Buildcon Pvt. Ltd. has applied for RERA registration of the project *Thakur Singh Sun City Complex* (Application No. RERAP297201800682-1). However, a title suit (Title Suit No. 774/2025) concerning the project land is pending before the Civil Court, Gaya. This suit was filed prior to the RERA application and is against both the landowners and Bhuswami Buildcon Pvt. Ltd. The suit has been instituted by M/s

Kusika Tradserv Pvt. Ltd. for specific performance of an earlier development agreement executed with the landowners. Further submitted that Bhuswami Buildcon Pvt. Ltd. suppressed these material facts and the existing encumbrance while applying for RERA registration. In view of the pending litigation and encumbrance on the land, it is requested that the RERA registration application be rejected.

5. The Bench directs the Registration Wing, RERA Bihar, to open a window on the website to submit the compliance as per the notice dated 11.02.2026. The respondent is directed to submit the same on or before 28.02.2026, provided the requisite documents are submitted as stipulated under Section 4 of the Real Estate (Regulation and Development) Act, 2016, and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules, 2017. Thereafter, the proposal shall be processed for further decision by the Authority accordingly.

Sd/-
Ved Prakash
Special Presiding Officer