

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar**

(Hearing u/s 5(1)(b) of the Real Estate (Regulation & Development) Act, 2016)

Authorised Representative of RERA **.....Complainant**

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M/s Luv Kush Homes & Construction Pvt. Ltd. Applicant

Project: Abhay Enclave

Present: For Authority: Mr. Rishikesh Rajan, Advocate
For Applicant: Mr. Jay Prakash, M.D.

10/09/2026

PROCEEDING

Hearing u/s 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016 taken up. Mr. Rishikesh Rajan, learned Legal representative of the Authority is present. Mr. Jay Prakash, the M.D. of the applicant company is also present.

Learned legal representative of the Authority submits that altogether five queries have been raised against the applicant which are required to be complied with.

The M.D. of the applicant company submits that Savita Singh, who is the actual owner of the land, had authorised her son Shailendra Kumar Singh to execute the development agreement, after which the said development agreement was executed with the applicant promoter. He submits that a copy of Power of Attorney has already been uploaded on the RERA website.

As regards the deficiencies related to Jamabandi and current revenue receipt, the M.D. of the applicant company submits that initially Jamabandi and the current revenue receipt was bearing the names of both Bhuvneshwar Nath Singh and his wife Kiran Singh. He also submits that an application has been filed in the office of the Circle Officer, Patliputra Anchal, Patna District for correcting the same and the same accordingly will be corrected and the name of Kiran Singh will be deleted from the Jamabandi and the Current revenue receipt, for which he requires a time of minimum 15 days.

As regards the No Objection Certificate (NOC) from the Airports Authority of India regarding Colour-Coded Zoning Map, the M.D. of the applicant company submits that he has already applied for the NOC. He also submits that the NOC from the Airports Authority of India, as per his information, is not required but he has applied for the same and he requires a minimum time of 15 days to obtain the said certificate from the Airports Authority of India.

As regards the query pertaining to Kiran Singh and Sabita Singh regarding division of shares, the M.D. of the applicant company submits that the division of shares has been shown in the name of actual landowner, who is Sabita Singh and in the case of Kiran Singh since an application for deletion of her name from the land records has already been processed in the concerned Circle Office, the matter will get resolved automatically once her name is deleted from the land records.

As regards Schedule E the M.D. of the applicant company submits that the same has been uploaded after duly incorporating the required details.

The M.D. of the applicant company requests for a minimum time of 15 days to be given to him so that he addresses the queries satisfactorily and submit the details as asked for by the Authority.

Considering the request of the M.D. of the applicant company a maximum time of 15 days is granted to the applicant for submitting the details.

It is made clear that in case the applicant fails to submit the details within the above said period, necessary action for rejection of the application shall be taken.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar