REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERAP231120170015-126

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

Authorised Representative of RERA …..Complainant

Vs

Technoculture Building Centre Pvt. Ltd. …..Applicant

Project: VV Purnea PH-04

Present: For Authority: Mr.Abhinav Kumar, Civil Engineer
For Applicant: Mr.D.K.Roy, Advocate

29/09/2026 **PROCEEDING**

Hearing u/s 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016 taken up.Mr.Abhinav Kumar, Civil Engineer appears on behalf of the Authority. The Chief Legal Officer Mr. Ravi Shankar Kumar appears on behalf of the company along with his authorised Legal counsel Mr.D.K.Roy and Mr.Hemant Kumar.

Learned counsel for the applicant company submits that though the company has authorised Mr.Omkar Prasad, who is working in the capacity of the Executive Director of the company but he is not a Member of the Board of Directors and is only an employee of the company working in managerial capacity. He also submits that the word Director in the nomenclature of 'Executive Director' is only a misnomer and should not be treated as a regular Director of the company or a Member of the Board of Directors. He also submits that he shall be filing a resolution passed by the Board of Directors to this effect along with indemnity bond and an affidavit by the company through the Executive Magistrate to this effect.

The technical representative appearing on behalf of the Authority requests for a direction to the Authorised representative of the applicant company to furnish an indemnity bond and an affidavit on behalf of Mr.Omkar Prasad as well in respect of the facts as stated above, explicitly explaining his true nomenclature in the applicant company.

After hearing the submissions made by the authorised representative of the applicant company and also by the authorised representative of the Authority, the Bench directs the applicant company to file the required documents as stated hereinabove within a period of seven days from today.

It is made clear that theabovesaid documents required to be submitted by the applicant should be self-explanatory and explicitly laid stating therein that the sale deed pertaining to the impugned property at PurneaSadar has been purchased by the company for developing the said project. It should be made explicitly clear that the applicant company is totally committed to pursue the development of the said project with all earnesty as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations made thereunder.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar