REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/726/2025, 727/2025, 728/2025

Authorised Representative of RERA …...Complainant

Vs

M/s Kumar Constructions, Inc …..Respondent

Project: Raghu Complex, Block-I, G, H

Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate
For Respondent: None

02/09/2025 **PROCEEDING**

Hearing taken up. Mr. Abhinay Priyadarshi, learned counsel for the complainant/ Authority is present but the respondent is absent.

The respondent is continuously absent for the last five consecutive dates of hearing. The respondent is not responded and has preferred to be absent despite a publication taken out in the newspaper.

Learned counsel for the complainant/ Authority submits that there has been a slight mistake in writing the name of the project as 'Raghu Complex' which has been mentioned in place of 'Raghuvar Complex' and which is the actual project as has been advertised by the same respondent M/s Kumar Constructions on on-line platform.

Perused the details of advertisement submitted by learned counsel for the complainant/ Authority. On perusal, it has been observed that the name of the impugned project which has been advertised by the said respondent is Raghuvar Complex. When enquired, whether there has been any advertisement as regards different blocks of Raghuvar Complex or not, learned counsel for the complainant/ Authority submits that on verification till date it has been found that only one complex in the name of Raghuvar Complex has been advertised by the concerned promoter. In such case, it would be pertinent to instruct that all the three Suo Motu cases bearing S.M.Nos. 726/2025, 727/2025 and 728/2025 pertaining to Block-I, Block-G, Block-H should be re-verified by the complainant/ Authority vis-à-vis the advertisement available on the on-line platform. He would reverify the advertisement accordingly and submit a report thereby.

Meanwhile, all the three cases shall be clubbed together for the reason of brevity and proper comprehension. Since publication has been taken out in the name of the respondent but the name of the project mentioned therein is different, hence it is the need of hour to republish it in the newspaper mentioning the

project's name as 'Raghuvar Complex' instead of 'Raghu Complex in which a stern direction to the respondent for ensuring his presence on the next date of hearing be given, failing which this court will have no other alternative but to rely on the material available on record and take necessary decision in this regard.

Put up on 24.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar