REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/03/2026

Authorised Representative of RERA …...Complainant

Vs

M/s Icon Residency, Phase-1 …..Respondent

Project: Plotted Development

Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: Mr. Bishwajit Ganguly, Advocate

Mr. Premjit Kumar, Proprietor

16/06/2026 **PROCEEDING**

Hearing taken up. Ms. Ojaswi Ishani, learned counsel for the complainant/ Authority is present. Mr. Bishwajit Ganguly, learned counsel for the respondent along with Mr. Premjit Kumar, the Proprietor of the respondent firm is also present.

Learned counsel for the complainant submits that the present case has arisen out of a complaint filed by one Mr. Rajesh Kumar Ranjan who has purchased a land from the respondent.

Learned counsel for the respondent submits that the name of the respondent has wrongly been mentioned as Pvt. Ltd. It is not a company but a proprietorship firm in the name of M/s Icon Residency, Phase-1. He also submits that there has been a RERA registration done in favour of the Proprietor of the firm Icon Residency, Phase-1 in the name of Premjit Kumar. When enquired whether the registration of any project has been obtained by the respondent or not, he submits that RERA registration for agent has been taken in the name of Premjit Kumar. He also submits that the present plot in question comprises of only 1500 sq.ft. which is less than 500 sq.m.

Learned counsel for the complainant submits that though the present plot consists of only 1500 sq.ft. but the RERA team has already done physical inspection of the site pertaining to the plot owned by the respondent firm M/s Icon Residency, Phase-1 and at the site a notice board has also been found displayed for selling the land parcels. She further submits that the total area of the land is a big area and is certainly more than 500 sq.m., which thus tantamounts to violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016.

The Proprietor of the respondent firm Mr. Premjit Kumar submits that he has sold his ancestral property in favour of the informant Mr. Rajesh Kumar Ranjan and the plots which are being referred to by the learned counsel for the Authority actually belong to a private limited company in the name of Icon Residency.

After perusal and hearing the submissions, this Bench observes that the respondent has sold the land parcels misusing his RERA registration which has been provided to him for Real Estate Agent.

Learned counsel for the Authority is directed to furnish the details of physical inspection earlier done by the RERA team with evidences to this effect.

Learned counsel for the respondent requests for a hard or soft copy of the complaint to be given to him.

Learned counsel for the Authority is directed to make available either a hard or soft copy of the complaint to the learned counsel for the respondent on his e-mail I/D.

Put up this case on 16.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar