

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/689/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Raman and Kumar Construction Ltd.

.....Respondent

Project: Mala Devi Tower

**Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate
For Respondent: Mr. Tarun Sagar, Advocate**

09/09/2025

PROCEEDING

Hearing taken up. Mr. Abhinay Priyadarshi, learned counsel for the complainant/ Authority is present. Mr. Tarun Sagar, learned counsel for the respondent is also present.

Learned counsel for the complainant/ Authority submits that the second application for registration by the respondent has been filed after initiation of the suo motu case and it is therefore in itself a proof that as an after thought the respondent has acted in this regard.

Learned counsel for the respondent submits that though he had reapplied for registration after the date when suo motu case was initiated but during the period when his first application was rejected and next application was applied, no act of any violation of the provisions of Section 3 of the RERA Act, 2016 has been committed by the respondent. He further submits that he has neither advertised nor booked nor sold any flat whatsoever in the impugned project and hence, the question of contravention of the provisions of Section 3 of the RERA Act does not arise in this case.

Learned counsel for the complainant/ Authority is requested to go into the details of the project as well as the details of bookings made as regards the impugned project in order to see that whether the said bookings had been done prior to reapplication for registration. He is also directed to search on on-line platform to establish whether any on-line advertisement or advertisement in any other form has been done with regard to the impugned project.

He requests for a time of 15 days for submitting the same. Time so sought is allowed.

Put up on 16.10.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner, RERA, Bihar