

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/691/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Soumyvinayak Construction Pvt. Ltd.

.....Respondent

Project: Ramanand Residency

Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate

For Respondent: Mr. Shashi Kumar, Advocate

09/09/2025

PROCEEDING

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

Learned counsel for the complainant/ Authority submits that the respondent has not only violated the provisions of Section 3 of the RERA Act, 2016 by displaying the details of the concerned project on on-line platform, which tantamounts to a clear advertisement and is thus contravention of Section 3 of the RERA Act. He also has misused the number assigned to his application form illegally in his favour by displaying the application number as RERA registration number whereas the fact remains that the said project has not been registered as yet. This tantamounts to a fraudulent/ unfair activity and as such, is also a violation of Section 7(1)(c) of the RERA Act, 2016 apart from Section 3 of the said Act..

Learned counsel for the respondent is directed to furnish a written notes of argument along with the relevant documents to prove that the fact as stated by the learned counsel for the complainant is not correct. He is given a time of two weeks from today for submitting the same, failing which final decision shall be taken in this regard on the basis of material available on record.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar