REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/286/2026

Hakim Prasad ……Complainant

Vs

M/s Jagat Homes & Resorts Pvt. Ltd. ……Respondent

Project: Others

Present: For Complainant: Mr. Bipin Kumar, Advocate
For Respondent: Mr. Sumit Kumar, Advocate

07/10/2026 **PROCEEDING**

Hearing taken up. Mr. Bipin Kumar, learned counsel for the complainant is present. Mr. Sumit Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that for the same matter the complainant has filed another complaint case which has been listed in the Bench of learned Special Presiding Officer Sri Ved Prakash but since the same was not in a proper format, hence he has filed another complaint petition pertaining to the same complaint which has been listed before this Bench. He assures that he shall be withdrawing the earlier complaint case which has been filed in wrong format by mistake and requests the present complaint case to be heard in this Bench.

Learned counsel for the complainant submits that the matter pertains to a land which has been given for development by another person who is not the actual owner of the land as has been decided vide decree dated 12.07.2016 passed by the learned Civil Court in T.S.No. 80/2015. He also submits that a miscellaneous petition challenging the said order has been filed but no order against the said decree has been passed till date and in such circumstances, the judgment vide decree as mentioned hereinabove holds good which establishes the legal right of the complainant as a landowner of the said land. He, therefore, submits that the application which has been filed for registration in RERA over the same suit land should not be considered in view of the fact stated hereinabove.

Learned counsel for the respondent submits that the same matter is being heard in the Bench of learned Special Presiding Officer Sri Ved Prakash where a number of hearings have already been conducted in RERA/CC/439/2025 and the same case is listed for hearing today in the said court. He, therefore, requests this Bench not to hear this case any further as it will create a duplicacy of the same case and also be detrimental in providing equitable justice in this matter.

The Bench after hearing the learned counsel for the respondent appreciates the fact that when the same case has been heard in the Bench of learned Special Presiding Officer Sri Ved Prakash, this case which has been

listed in this Bench today, should be transferred to the Bench of learned S.P.O., Sri Ved Prakash for tagging it with the previous case and hearing it together.

Office is directed to take necessary action in the regard.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar