

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/696/2025

Authorised Representative of RERA Complainant

Vs.

M/s Bhavya Construction Pvt. Ltd.Respondent

Project: **BHAVYA ICONIC TOWER**

Present: For Complainant: Mr. Abhinay Priyadarshi,

Legal Representative

For Respondents:Mr. Mithilesh Kr. Rai, Advocate

10.09.2025

PROCEEDING

1. Hearing taken up. Learned legal representative Mr. Abhinay Priyadarshi appears on behalf of the complainant-Authority. Learned counsel Mr. Mithilesh Kumar Rai appears on behalf of the respondents.

2. Learned counsel for the respondents furnishes the details (as claimed by him) regarding the construction of the impugned project saying that the same has been done out of own resources (income) of the respondent-company and has not been done on account of sale/registration of any of the flats to any of the home buyers. The respondent-Company has mentioned that they have constructed 7th floor out of which 2nd, 4th and 5th floors have not been rented out to any individual/institution and the same is still lying vacant which can be verified from any source. Apart from this, a bank certificate, as was earlier instructed, has yet to be submitted. A certificate from the Bank regarding the payment through the Bank account held by the respondents, apart from sanctioning of loan amount should explicitly be mentioned in the said bank document/certificate.

3. Learned counsel for the complainant-Authority is directed to study the details of the documents submitted by the respondents in order to prove the veracity of the statements made therein.

4. In the meantime, a request is made to the District Sub-Registrar, Patna for providing statement after due verification - whether flats/shops/establishments or part thereof pertaining to the impugned project have been sold or registered to any individual/institution.

Put up for hearing on 15.10.2025.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner