

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/684/2025

Authorised Representative of RERA Complainant

Vs.

M/s Shri Prem PrakashRespondent

Project: **MAHADEV ENCLAVE**

Present: For Complainant: Mr. Abhinay Priyadarshi,

Legal Representative

For Respondents: Mr. Sharad Shekhar, 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. Sharad Shekhar appears on behalf of the respondents.

2. Learned counsel for the complainant-Authority submits that the certificate submitted by the Chartered Accountant, as regards this impugned project, is not satisfactory and it needs to be verified again and fresh certificate from C.A is required to be furnished on the following points :- (1) The entire money utilized by the respondent-company for construction of the impugned project has been spent from own resources of the company or if any loan etc. has been borrowed from the bank the same has been done in the account of the company/respondent himself and not on account of sale of any unit of the project; (2) The company has not sold any flat/shop/establishment/part thereof of the impugned project; (3) The company has not received any money either in advance or otherwise from any individual/company/institution for construction of the said project.

3. The respondent is directed to submit a bank account statement stating therein and proving thereby that the amount withdrawn from the account/s of

the said bank has been utilised out of own resources of the company and has been utilised for the construction of the impugned project.

4. The respondent is further directed to furnish an affidavit as to how many units (flats/shops/establishment/ part thereof) are there and what is the status of the same – whether it has been sold to any person or has been given on rent. In case it has been given on rent it should be supplemented by a proper rent agreement and if it is so done, it should be submitted through an affidavit so that proper verification at the end of the Authority may be made in this regard for ascertaining the veracity of the statements made by the respondent.

5. The respondent is also directed to furnish the certificate issued by a Chartered Accountant stating the above facts as submitted by the learned counsel for the complainant/Authority in the earlier paragraph.

6. In the meantime, a request is made to the District Sub-Registrar, Patna for providing statement after due verification – whether any flat/shop/establishment or part thereof pertaining to the impugned project has been sold or registered to any individual/institution.

Put up for hearing on 15.10.2025.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner