

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/681/2025

Authorised Representative of RERA Complainant

Vs.

M/s Shiv Kanha Engicon Pvt. Ltd.Respondent

Project: **BIG DREAM**

Present: For Complainant: Mr. Abhinay Priyadarshi,

Legal Representative

For Respondents: Mr. Raju Kumar, 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. Raju Kumar appears on behalf of the respondents.

2. Learned counsel for the respondent submits that no sanctioning of map pertaining to the planning area Sonapur, District Saran is being done at present and in absence of the same, no plot has been sold by the respondent. The only mistake which has inadvertently been committed by the respondent is that he has put up a board showing that the said plot is a proposed property for sale.

3. Learned counsel for the respondent submits that only one small size of office site has been constructed after purchase of small plot of land on which no booking, selling, marketing has ever been done by the respondent concerned without mentioning any intention of sale and hence, it should be exempted from the charges as alleged in this regard.

4. Learned counsel for the complainant-Authority submits that submission made by learned counsel for the respondent is not correct. Painting/inscribing on the wall is itself manifestation proving the fact that the same has been

advertised for sale of land. He, however, states that after thorough enquiry he will be filing a report in this regard for proper appreciation of the court.

Put up for hearing on 15.10.2025.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner