REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/161/2026

Sri Kamlesh Kumar & Sri Avdesh Kumar .... Complainants

Versus

M/s Mundeshwari Multicon Pvt. Ltd. .... Respondent

Project: **MUNDESHWARI MEGAPOLIS**

Present: For Complainants: Mr. Bishwash Vijeta, Advocate
For Respondent: Mr. Satyendra Nr. Verma, Advocate

11.08.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Bishwash Vijeta appears on behalf of the complainants. Learned counsel Mr. Satyendra Narayan Verma appears on behalf of the respondent.

2. Learned counsel for the complainants submits that they are in possession of the land bearing plot no.522, khata no.331, Mauza Sarai which is an integral part of the impugned project land over which registration has been obtained by the respondent-company from RERA. He submits that *Jamabandi* of the land is running in the name of the complainants but the development agreement pertaining to the said land parcel has been done between the promoter and another person who claims to be the actual landowner though he is not. He, therefore, prays for a proper action to be taken against the respondent.

3. Learned counsel for the respondent submits that he is not in receipt of the copy of the complaint petition and hence, he requests for a direction to the complainant to hand over a hard copy thereof to him for proper appreciation so that he could file a written reply at his end.

4. When enquired as to in whose name, the current *Jamabandi* of the land in question, as referred to by the complainant, is running, learned counsel for the complainants furnishes a copy of the current *Jamabandi*. Let a copy of the same be kept on record.

5. On perusal of the same, this Bench observes that the current *Jamabandi* is in the name of one Basmatiya Devi, wife of late Ramanand Bhagat.

6. Learned counsel for the complainants submits that he shall be filing the entire details so as to establish that the complainants are the actual title holders of the impugned land.

7. This Bench observes that in case if there is any dispute regarding the establishment of title over any land, it has to be decided by the competent authority/competent court, RERA Court is not the competent court under the provisions of the Real Estate (Regulation and Development) Act, 2016 to decide over the said issue. However, an opportunity is given to the learned counsel for the complainants to establish the same.

8. Meanwhile, learned counsel for the respondent is also directed to file a written reply on his behalf after properly studying the contents of the complaint petition which shall be handed over to him by the learned counsel for the complainant as promised by the learned counsel for the complainants during the hearing today.

Put up for hearing on 23.09.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar