REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/46/2026

Authorised Representative of RERA .... Complainant

Versus

Hirday Narayan Singh, Niranjan Prasad and Others .... Respondents

Project: **PLOTTED DEVELOPMENT**

Present: For Complainant: Mr. Ankit Kumar, Legal Representative of RERA
For Respondents: Mr. Ranjit Kumar (in person)
Mr. Chandra Bhushan Kumar (in person)
Mrs. Pushpa Yadav (in person)

08.10.2026 **PROCEEDING**

1. Hearing taken up. Mr. Ankit Kumar, learned legal representative of RERA, appears on behalf of the complainant-Authority. Mr. Ranjit Kumar, Mr. Chandra Bhushan Kumar and Mrs. Pushpa Yadav, respondents, appear in person.

2. Learned counsel for the complainant-Authority submits that a report has been filed by one Mr. Ranjit Kumar and Mrs. Chhaya Rani claiming therein that the land in question was purchased for their personal use and they have not been selling or advertising or marketing the same to other persons.

3. Mr. Ranjit Kumar, respondent, files a written submission and also makes a verbal submission during the hearing that he had entered into an agreement with Mrs. Renuka Kumari and it is her husband (Mr. Vimlesh Kumar), who, under various names, has got the sale deeds executed through him (Mr. Ranjit Kumar) for plot no.2408, khata no.292 admeasuring an area of 7 katha 10 dhurs. He, therefore, submits that it is not his fault but actually it is the fault of the husband of Mrs. Renuka Kumari. He has also annexed a copy of the agreement which is an unregistered document.

4. A bare perusal of the said agreement reflects that his name has been mentioned as ‘Ranjit Kumar Singh’ and not ‘Ranjit Kumar’ and the agreement bears the name of the proposed purchaser as Mrs. Renuka Kumari, wife of Mr.

Vimlesh Kumar. Mr. Ranjit Kumar could not furnish a concrete evidence justifying the reason as to why he has executed several sale deeds in favour of different persons without obtaining a proper registration certificate from RERA thus amounting to violation of the provisions of Section 3 of the RERA Act, 2016.

5. Mr. Ranjit Kumar is given another opportunity to present his case before this Bench on the next date of hearing proving his innocence failing which it shall be considered that it is actually Mr. Ranjit Kumar who is basically involved in committing such type of misdeeds or violation of the provisions of Section 3 of the Act, 2016.

6. Mr. Chandra Bhushan Kumar, respondent, appears in person before this Bench and submits that he and his brother Kumar Rakesh are also owners of the 8 kathas of land parcel both having 4/4 katha of land each. He further submits that he has sold his land to 5-6 people and being a farmer he was not knowing the provisions of the RERA Act, 2016. He, therefore, prays for his exoneration from the charges levelled against him.

7. The Bench directs Mr. Chandra Bhushan kumar and Kumar Rakesh to furnish the details including the sale deeds executed by them in favour of different persons. The Bench also directs Mr. Chandra Bhushan Kumar to furnish the details related to his brother Mr. Kumar Rakesh.

8. Learned counsel for the complainant-Authority is directed to study the matter in details and furnish a reply from his end after due verification.

9. Mrs. Pushpa Yadav, respondent, appears in person before this Bench and submits that she has also been served with a notice regarding the violation of the provisions of Section 3 of the Act, 2016. She further submits that she is not involved in selling of any land parcel. On the contrary, she has purchased a land parcel of an area of 2.25 kathas in Mauza Gorhna, Anchal Bihta, Disrict Patna from Mr. Niranjan Prasad and Smt. Usha Devi on 25.07.2023 and 18.05.2024, respectively. She further submits that she has purchased the said land for her residential purpose and is filing a copy of the sale deed for proper appreciation of the Bench.

10. The Bench observes that since Mrs. Pushpa Yadav is only a purchaser of a lone land parcel of 2.25 kathas, which has been purchased by her from Mr. Niranjan Prasad and Smt. Usha Devi, hence the charges levelled against her regarding sale of land and violation of Section 3 of the Act is prima facie found to be incorrect and the Bench directs the present proceeding initiated against

her to be closed. The proceeding initiated against Mrs. Pushpa Yadav respondent is, accordingly, dropped.

11. The Bench further observes that the act of violation of the provisions of the Act, as appears from the material available on record, has been committed by Mr. Niranjan Prasad and Smt. Usha Devi apart from Mrs. Renuka Kumari and her husband Mr. Vimlesh Kumar who are involved in selling the land parcel in violation of the provisions of Section 3 of the RERA Act, 2016. The abovementioned persons are, therefore, directed to file the details in this respect, failing which the Bench shall be constrained to implead them as respondents involved in violation of the Act and take a final decision in this matter.

12. Issue notice to Mr. Niranjan Prasad, Smt. Usha Devi, Mrs. Renuka Kumari and Mr. Vimlesh Kumar for impleading them as respondents and instruct them to appear either in person or through their authorized representatives on the next date of hearing before this Bench and present their case specially on the account as to why necessary penal action as per the provisions of law be not taken against them.

Put up for hearing on 19.11.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar