REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/01/2026

Authorised Representative of RERA .... Complainant

Versus

Shri Laxmi Narayan Verma and others .... Respondents

Project: **B+G+4 COMMERCIAL PURPOSE**

Present: For Complainant: Mr. Ankit Kumar, Legal Representative of RERA

For Respondents: Mr. Saurabh Bishambhar, Advocate

08.10.2026 **PROCEEDING**

1. Hearing taken up. Mr. Ankit Kumar, learned legal representative of RERA, appears on behalf of the complainant-Authority. Learned counsel Mr. Saurabh Bishambhar appears on behalf of the respondents.

2. Learned counsel for the respondents appears for the first time and submits that he is representing the respondent and submitting before the Bench that he has not entered into any development agreement, as has been falsely claimed under the complaint filed by the District Sub-Registrar, Bhagalpur, and this property, as has been referred to, is the exclusive property of the respondents which has been purchased by him through a valid sale deed. He also submits that the said property is an exclusive property constructed out of own resources of the respondent and the same is being utilized by the respondent for his own purposes. He also submits that neither any unit of the said property has been sold to any other person nor any third party right has been created in the said property. He submits that the property has neither been sold nor booked to any other person for the purpose of sale nor advertised for the purpose of sale and, therefore, it is clear that no contravention of the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016 has been committed by the respondent. He requests on his behalf for inspection/ verification of the said premises by any authority which this Court may deem fit and proper to verify the veracity of the statements being made during the hearing today.

3. Learned counsel for the complainant-Authority submits that he is going to study the written submissions filed by the respondent and accordingly, shall file his report on the next date of hearing. Time, so sought, is allowed.

Put up for hearing on 19.11.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar