

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/682/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Kusika Tradserv Pvt. Ltd.

.....Respondent

Project: Basmati Vatika

**Present: For the Complainant: Mr. Ankit Kumar, Advocate
For the Respondent: Mr. Sumit Kumar, Advocate**

15.04.2025

PROCEEDING

Hearing taken up. Mr. Ankit Kumar, learned counsel for the complainant/Authority is present. Mr. Sumit Kumar, learned counsel for the respondent is also present

Learned counsel for the respondent submits that though the project in question was rejected and Form-D was issued which he came to know through this *suo motu* case only, still he has neither taken out any advertisement nor he has violated any provisions of the RERA Act. He further submits that he is in the process of rectifying whatever fault has been detected in his application and accordingly he will file a fresh application. He further submits that if there is any concrete evidence regarding violation of the terms and conditions/provisions of the RERA Act, he is liable for penal action. But in the present case, no penal action can be drawn on him as per the provisions of the RERA Act.

Learned counsel for the complainant is requested to verify the veracity of the statement made by the respondent and submit any evidence to prove that the contravention of the RERA Act has been committed by the respondent. He requests for some time to be given so that he could verify the same.

Time, as requested, is granted.

Put up on 20.05.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar