

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/698/2025**

**Authorised Representative of RERA**

**.....Complainant**

**Vs**

**M/s Panchdeep Construction Pvt. Ltd.**

**.....Respondent**

**Project: K.P.Mall**

**Present: For Complainant: Mr. Rishikesh Rajan, Advocate**

**For Respondent: Mr. Jai Ram Singh, Advocate**

**15/05/2025**

**PROCEEDING**

Mr. Rishikesh Rajan, learned authorized representative of the complainant/ Authority is present. Mr. Jai Ram Singh, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that a similar case bearing RERA/SM/648/2025 has simultaneously been enlisted for the same matter for which the present case is being heard. He requests for clubbing of both the cases and also requests that a detailed reply regarding the same which has earlier been submitted in S.M.No.648/2025 may be relied upon as the same reply holds good for this case as well.

He further submits that a penal amount of Rs.5.99 lakh has already been deposited for the fault of non-registration and the said project is now complete and fully functional. When enquired about the status of registration of the present project in question, he submits that the application for registration had been submitted earlier. However, it could not be granted for certain reasons. He further prays for necessary action as per Rules in this matter.

Learned counsel for the Authority is requested to submit a detailed reply in this matter as regards the veracity of the statement of the respondent. He is also requested to submit a detailed report on the contravention of Section 3 of the RERA Act by the said respondent. The respondent is also requested to submit a detailed written statement on his behalf as to why necessary legal action u/s 3 of the Real Estate (Regulation and Development) Act, 2016 be not initiated against him.

Put up on 24.06.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar