

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/725/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Raman & Kumar Construction Ltd.

.....Respondent

Project: Bhagwat Mansion

**Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: Mr. Sumit Kumar, Advocate**

23/05/2025

PROCEEDING

Ms. Ojaswi Ishani, learned authorized representative of the complainant/ Authority is present. Mr. Sumit Kumar, learned counsel for the respondent is also present.

Learned counsel for the respondent furnishes a copy of the registered sale deed dated 05.05.2014. He also furnishes a copy of the receipt letter submitted by the certified Architect Mr. Alok Kumar to the Municipal Commissioner, Patna. He submits that the copy of the same has also been given to the learned counsel for the complainant/ Authority. A perusal of the said sale deed prima facie establishes the fact that the said sale deed had been executed in favour of the vendee in the year 2014. Learned counsel for the respondent further submits that the project has already been completed much before the enforcement of the RERA Act, 2016 and hence, there is no question of violation of Section 3 of the RERA Act by the respondent.

Ms. Ojaswi Ishani, who is appearing on behalf of the complainant/ Authority, is directed to furnish a report today itself after verifying the veracity of the documents submitted by the respondent.

Put up for order once the report is submitted.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar