

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/694/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Mahadev Constech & Services Pvt. Ltd.

.....Respondent

Project: Shiv Muni Parvati

Present: For Complainant: Mr. Ankit Kumar, Advocate

For Respondent: Mr. Sharad Shekhar, Advocate

24/06/2025

PROCEEDING

Hearing taken up. Mr. Ankit Kumar, learned authorized representative of the complainant/ Authority is present. Mr. Sharad Shekhar, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that the respondent had already applied earlier for registration of the said project which was rejected in the year 2022 by the Authority, after which no application has been submitted. He further submits that the said project continued with the construction work without registration of the Authority and as such, has contravened the provisions of the RERA Act.

Learned counsel for the respondent submits a Geo Tagged photograph and the Bank statement along with a completion certificate issued by PMC. Perusal of the certificates and the photograph along with the Bank statement reveals that the said Geo tagged photograph relates to 17th of May, 2025 and makes it clear that the said project has already been completed which is G+4 over which water tank is also kept as appears from the photographs. The Bank accounts statement shows that no transaction has been done in the RERA account. He also submits that he has applied for completion certificate before the Patna Municipal Corporation on 30th April, 2025.

Learned counsel for the complainant submits that the said work of construction in the said project has been done in contravention of the provisions of RERA Act.

Learned counsel for the respondent submits that as per his information, an application has already been submitted for registration of the said project. Learned counsel for the respondent is directed to submit a written notes of argument within seven days to furnish one Bank statement proving the fact that the entire construction has been done without any money being taken from any of the buyers and has been done solely on the expenditure from the pocket of the

concerned respondent. He is also requested to furnish details of the application for registration.

Learned counsel for the complainant is requested to search the registration application and report whether any such application has been filed before the Authority for registration or not.

After written notes of argument, the matter will be put up for order.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar