

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. Ankit Kumar, Advocate

For Respondent: Mr. Jai Ram Singh, Advocate

24/06/2025

PROCEEDING

Hearing taken up. Mr. Ankit Kumar, 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 complainant submits that the respondent had already applied earlier for registration of this project which was rejected in the year 2022, after which no application has been submitted.

Learned counsel for the respondent submits that an amount of Rs.5.99 lakh had already been deposited earlier for registration which was not done but the policy of the RERA had come saying that the money so deposited can be considered to be a part of the penalty. Now that the project is complete and the said shops/ establishments have already been sold by the builder. Furthermore, there has been a legal dispute which was developed off-late as regards to the land and has culminated into a title suit which is still pending before the Civil Court. In such circumstances, it is not possible for the promoter concerned to apply afresh for new registration because in the above circumstances it is not possible for the promoter to submit a fresh revalidated map of the said area.

Learned counsel for the complainant/ Authority submits that since the project has been completed without registration, hence a complete restriction on registration of the plots/ flats be imposed in this particular matter. Learned counsel for the complainant is requested to file a detailed note as regards his prayer for the action in this respect. The respondent is also directed to submit a written notes of argument explaining the details.

Put up on 31.07.2025 for further hearing.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar