

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/688/2025**

**Authorised Representative of RERA**

**.....Complainant**

**Vs**

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

**.....Respondent**

**Project: YUGRAJ RESIDENCY**

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

**24.06.2025**

**PROCEEDING**

Hearing taken up. Mr. Ankit Kumar, learned Authorised Representative on behalf of the complainant/Authority is present. Mr. Punit Kumar, learned Advocate for the respondent is also present.

Learned counsel for the complainant submits that the application for registration of the project in question was applied, which had been rejected on 28.02.2022 and communicated to the respondent, but no application for registration of the said project was there. The said project is continuing without any registration in contravention of the provisions of the Real Estate (Regulation and Development) Act, 2016.

Mr.Punit Kumar, learned Advocate for the respondent submits that the application for registration of the project had been rejected on the ground that it was outside the planning area. Even otherwise, after the rejection of the application, the construction was not initiated and the plot is still lying vacant.

Learned counsel for the complainant/Authority denies the statement of the respondent on the ground that the said area falls in Sampatchak, which is in the planning area. He also submits that the Bank account details had been furnished by the respondent in his application for the registration. He requests for a direction to the respondent for submission of a Geo tagged photograph of

the project site along with details of the Bank account statement pertaining to the account, as submitted by the respondent in his application.

Learned counsel for the respondent is requested to furnish the details as asked by the learned counsel appearing for the complainant/Authority.

Put up on 31.07.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar