

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/697/2025**

**Authorised Representative of RERA**

**.....Complainant**

**Vs**

**M/s Dev Hira Projects Pvt. Ltd.**

**.....Respondent**

**Project: MUNDESHWARYS RAHUL COMPLEX**

**Present: For the Complainant: Mr. Abhinay Priyadarshi, Advocate  
For the Respondent: Mr. Amit Singh, Advocate**

**31.07.2025**

**PROCEEDING**

Hearing taken up. Mr. Abhinay Priyadarshi, learned Authorised Representative on behalf of the complainant/Authority is present. Mr. Amit Singh, learned counsel appears on behalf of the respondent.

Learned counsel for the respondent submits that he was also present on the last date of hearing which was held on 24.06.2025, but by mistake his name has not been recorded in the order. He further submits that though the application for registration of the said project had earlier been submitted, which for some reasons was rejected, but the construction of the project was never initiated and hence there is no question of violation of any of the provisions of the Real Estate (Regulation and Development) Act, 2016. He also submits that in case it is found that the said project is in existence, he is ready to pay heavy penalty for the same.

Learned counsel for the complainant/Authority is directed to verify the details from the online records whether any advertisement regarding the same has been done or not. In case it is not so, it goes without fail that they would submit a proper report regarding the same for proper adjudication of this case.

Put up on 09.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar