

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. Abhinay Priyadarshi, Advocate
For the Respondent: Mr. Shashi Kumar, Advocate**

31.07.2025

PROCEEDING

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

Learned counsel for the respondent submits that the application initially was made for registration of the project in question when the area was outside the planning area. However, after the inclusion of the area in the planning area, construction of the said project has been completed but has been done out of personal resources of the respondent and has been kept for the personal use of the respondent.

Learned counsel for the complainant/Authority denies the statement of the respondent on the ground that the said construction has been made for the purpose as had been envisaged when the registration of the said project was applied and hence, it is a clear-cut case of violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Learned counsel for the respondent is directed to furnish a Bank certificate as well as a certificate from the Chartered Accountant to prove the fact that the entire expenditure for the construction of the said project has been done out of the personal pocket of the respondent.

The Registration Wing of the Authority is directed to verify from the concerned Bank about the details of the account statement submitted by the

respondent of the account number which has been mentioned in the registration application.

Put up on 09.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar