

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/691/2025**

**Authorised Representative of RERA**

**.....Complainant**

**Vs**

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

**.....Respondent**

**Project: Ramanand Residency**

**Present: For the Complainant: Mr. Abhinay Priyadarshi, Advocate  
For the Respondent: Mr. Sushil Kumar, Advocate**

**31.07.2025**

**PROCEEDING**

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

Learned counsel for the respondent furnishes a copy of the Geo tagged photograph of the land proposed for the construction of the project "Ramanand Residency". He also furnishes a copy issued by the Executive Engineer, Patna Municipal Area Authority (PMAA), bearing Letter No.740 dated 18.06.2025, that the said area falls in the buffer zone of Patna Master Plan, 2031 and hence, his application was rejected. He submits that no construction as such has been done on the said vacant land.

Learned counsel for the complainant/Authority is requested to search on the website and online platforms to see whether any advertisement of the said project was made or not.

Put up on 09.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar