

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/SM/680/2025

Authorised Representative of RERA **.....Complainant**

Vs

M/s Shiv Sati Developers Pvt. Ltd. **.....Respondent**

Project: Ganta City

Present: **For Complainant: Mr. Rishav Raj, Advocate**
 For Respondent: Mr. Krishna Kumar Singh, Advocate

15/10/2025

PROCEEDING

Hearing taken up. Mr. Rishav Raj, learned counsel for the complainant/ Authority is present. Mr. Krishna Kumar Singh, learned counsel for the respondent is also present.

On perusal of the record it is observed that the direction given during the last date of hearing held on 10th September, 2025 regarding seeking a report of the Circle Officer, Sonapur has not been complied with.

Office is directed to issue a letter to the Circle Officer, Sonapur to furnish the details regarding status of the said project including the details of the developer of the project. In his report the Circle Officer shall also state the current status of the construction of the said project and the name of the actual builder of the said project after physical verification of the site.

Learned counsel for the respondent submits that he has filed a report in his favour on 09.09.2025 which includes the report from the Chartered Accountant saying that the respondent company M/s Shiv Sati Developers Pvt. Ltd. has not done any active business during the financial year 2020-21 till the financial year 2024-25. He further adds that the certificate from the C.A. is a proof in itself that no construction has been done and hence, the question of violation of the RERA Act, 2016 does not arise at all.

Learned counsel for the respondent also submits that he has submitted a request letter to file a F.I.R. in Agamkuan Police Station and requested the SHO, Agamkuan Police Station for filing F.I.R. on 18.08.2025 but the concerned P.S. has not yet complied with the said request. He requests for a direction to the S.S.P., Patna to get the F.I.R. registered through the concerned SHO.

Sr.S.P., Patna is requested to issue necessary instructions to the SHO of Agamkuan Police Station for registering the F.I.R. filed by the M.D. of the respondent Company Sri Vishwajeet Singh.

Learned counsel for the complainant is directed to verify the contents of the written statement filed by the respondent company and submit a detailed report therein.

Put up this case on 26.11.2025 for further hearing.

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