

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

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

RERA/SM/687/2025

Authorized Representative of RERA Complainant
Vs.
Shree Nand Kumar Respondent

PROJECT: BAIDYNATH DHAM

For the Complainant: Mr. Abhinay Priyadarshi, Advocate

For the Respondent: None

27.11.2025

PROCEEDING

Hearing taken up. Learned legal representative Mr. Abhinay Priyadarshi appears on behalf of the complainant/Authority. The respondent is absent.

The learned counsel for the complainant submits that he has verified the records of RERA and has come to the conclusion that the said project is registered with RERA in the name of "Akanksha Baidhynath Bhawan". He has also verified the plot numbers of the said project and on verification he has found that the plot numbers, which have been registered with RERA in the name of "Akanksha Baidhynath Bhawan", is exactly similar to the project earlier applied in the name of "Baidynath Bhawan". He, however, submits that the display of the project as "Akanksha Baidhynath Bhawan" on the website does not bear the QR Code of the registered project and, hence, the same is violation of the provisions of the Bihar Real Estate Regulatory Authority (General) Regulations, 2021.

On perusal of the record and after listening to the arguments put forth by the learned counsel for the complainant/Authority, it appears that the said project has already been registered with RERA and, therefore, the question of violation of Section 3 of the Real Estate (Regulation and

Development) Act, 2016 does not arise in this matter. However, a direction is given to the learned counsel of the complainant/Authority to furnish a verification report in writing, after which the final order shall be delivered in this case.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)

Inquiry Commissioner, RERA, Bihar