

**REAL ESTATE REGULATORY AUTHORITY, BIHAR,**

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

**RERA/SM/692/2025**

Authorized Representative of RERA .... Complainant  
Vs.  
M/s Dhanbin Infracom Pvt. Ltd. .... Respondent

**PROJECT: LAHSUNA**

For the Complainant: Mr. Abhinay Priyadarshi, Advocate

For the Respondent: Mr. Niranjana Pd. Singh, Advocate

**27.11.2025**

**ORDER**

Hearing taken up. Learned legal representative Mr. Abhinay Priyadarshi appears on behalf of the complainant/Authority. Learned counsel Mr. Niranjana Pd. Singh on behalf of the respondent is also present.

Learned counsel for the complainant/Authority submits that the Technical Report has already been submitted and is annexed with the record of this case.

Learned counsel for the respondent submits that though the project in the name of "Lahsuna" had been applied for registration but the said application was withdrawn owing to personal reason of the respondent and the respondent has never advertised in any forum regarding development of the said project. He further submits that the respondent is not intending to construct the said project any further and he has not shown any intention of selling it to any person or accepted any booking or advertised in any forum and, hence, the respondent should be exonerated from the charges of violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Perused the record and Technical Report submitted by the RERA Team. The said Technical Report clearly mentions that on the site visit and verification done by the

Technical Team and on repeated inquiries from the local residents no ongoing project in the name of "Lahsuna" has been found and no land development, boundary marking, display board of the said project has been found at the site or around the coordinates. The Technical Team has further submitted that no advertisement, brochure or promotional material associated with the project "Lahsuna" could be traced. On verification of the land records, they have inferred that a total land area of 125 decimals earlier recorded in the name of Dhanbin Infracon Pvt. Ltd., has been transferred and mutated in favour of Shri Anil Kumar and the said Technical Team on the basis of the detailed inspection has finally concluded that no physical evidence exists at or near the coordinates to indicate the presence of any real estate project named 'Lahsuna'.

Learned counsel for the complainant submits that the report of the Technical Team visiting the site of the project is quite explicit in itself and does not need any deliberation as far as legal aspect of the matter is concerned. He further requests that necessary decision may be taken by the court on the basis of the Technical Team report so submitted.

On perusal of the record and the detailed study of the Technical Report so submitted and also after hearing the averments made by both the complainant and the respondent, it is clear that the respondent has not made any advertisement regarding development of any proposed project nor have they constructed/intended to construct any such project and, therefore, the question of violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016 does not arise at all.

**This case is, therefore, dropped.**

Sd/-

**(Sanjaya Kumar Singh)**

Inquiry Commissioner, RERA, Bihar.