

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/696/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Bhavya Construction Pvt. Ltd.

.....Respondent

Project: BHAVYA ICONIC TOWER

**Present: For the Complainant: Ms. Ojaswi Ishani, Advocate
For the Respondent: Mr. Mithilesh Kr. Rai, Advocate**

26.06.2025

PROCEEDING

Hearing taken up. Ms. Ojaswi Ishani, learned Authorized Representative on behalf of the complainant/Authority is present. Mr. Mithilesh Kumar Rai, learned counsel appears for the respondent.

Learned counsel for the respondent has submitted a completion certificate issued by the Executive Officer, Danapur Nagar Parishad on 22.05.2018. A perusal of the same makes it clear that the construction of the project in question was in progress at the time of enforcement of the Real Estate (Regulation and Development) Act, 2016. He further submits that the said project is a commercial project and has been developed by the promoter out of his own personal income/assets and no money for the construction of the same has been taken by any individual occupant on account of sale of any of the units in the said project.

The learned counsel for the respondent is hereby directed to furnish the Bank account details in order to prove his point along with a certificate from a Chartered Accountant that the entire money utilized for the construction of the project in question has been spent from the personal resources of the promoter and not on account of sale of any unit of the said project. Apart from this, the respondent is also directed to submit a copy of the rent agreement/lease agreement

of the occupied portion of the said project in order to prove that the entire property is in the sole possession of the respondent.

The learned counsel for the respondent further submits that a part of the property has been handed over to the land owner as per the development agreement. If that is the case, the development agreement so executed between the land owner and the respondent is also required to be submitted for proper adjudication of the case, which the respondent shall ensure before the next date of hearing.

Learned counsel for the respondent prays for one month's time. Time so sought is allowed.

Put up for 04.08.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar