

**REAL ESTATE REGULATORY AUTHORITY, BIHAR,**

Before the Bench of Hon'ble Inquiry Commissioner,

Mr. Sanjaya Kumar Singh, RERA, Bihar.

**RERA/SM/726/2025, 727/2025 & 728/2025**

Authorized Representative of RERA .... Complainant

Vs.

M/s Kumar Constructions, Inc .. .Respondent

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**PROJECT: RAGHU COMPLEX BLOCKS –I, G,H**

For the Complainant: Mr. Abhinay Priyadarshi, Advocate

For the Respondent: Mr. Sumit Kumar, Advocate

**27.11.2025**

**PROCEEDING**

Hearing taken up. Learned legal representative Mr. Abhinay Priyadarshi appears on behalf of the complainant/Authority. Learned counsel Mr. Sumit Kumar on behalf of the respondent is also present. He submits that he has filed one Vakalatnama for all the three cases. However, he shall submit separate Vakalatnama in all the three cases after depositing separate fee before the next date of hearing.

Learned counsel for the respondent submits that no such project in the name of "Raghu Complex" and "Rabhuvar Complex" have ever been constructed or proposed to be constructed by his company M/s Kumar Construction bearing PAN no.AADFK9908L. He also submits that the said company in the name of M/s Kumar Construction has developed total nine projects in which one is ongoing and eight have already been completed.

Perused the record and the Technical Report submitted by the RERA Technical Team which explicitly mentions that a project named as "Rabhuvar Complex" with the promoter's name M/S Kumar Construction already registered with RERA has been found by the Technical Team. The report of the Technical Team mentions that the said project has been

constructed by the partnership firm M/s Kumar Construction. Going by the Technical Report, it appears that the submission made by the learned counsel for the respondent does not match with the findings as quoted by the Technical Team of RERA. In such a case, learned counsel for the respondent is directed to re-verify the details and furnish a written reply giving details of entire projects which have been already constructed, ongoing projects and the proposed projects. He is also directed to submit on affidavit whether the project in question, for which a *suo motu* case has been initiated has been constructed or proposed to be constructed by the respondent – company or not.

Meanwhile, learned counsel for the complainant/Authority is also directed to verify and submit a clarification as to whether the impugned project is in the name of “Raghu Complex” or in the name of “Raghuvar Complex”. He is also directed to verify the veracity of the statements given by the Technical Team after verifying it from the Registration Wing as well as whether the said project in the name of “Raghuvar Complex” has been registered with RERA or not. If the said project has been registered with RERA then what is the name of the actual project which is being developed in contravention of the provisions of the Real Estate (Regulation and Development) Act, 2016.

Put up on 19.12.2025.

Sd/-

**(Sanjaya Kumar Singh)**

Inquiry Commissioner, RERA, Bihar.