



REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh,
RERA, Bihar.

RERA/CC/345/2023

Sanjay Kumar Mohanka

....

Complainant

Vs

M/s Utkarsh Sfatik Ltd. & Others

....Respondents

Project: **THE RESIDENCY CITY CENTRE, PATNA**

Present: For Complainant: Mr. Punit Kumar, Advocate
For Respondents : Mr. Rakesh Kr. Samrendra, Advocate

25.07.2025

PROCEEDING

1. Hearing taken up. Learned counsel Mr.Punit Kumar appears on behalf of the complainant. Learned counsel Mr.Rakesh Kumar Samrendra appears on behalf of the respondents.
2. On 11th March, 2024, when the matter was last heard by the then Hon'ble Member, RERA Bihar he had come to the conclusion that taking into consideration the nature of issues involved in this case, the matter ought to be decided by Full Bench. Accordingly, this matter was transferred to the Full Bench. As the Members of the Authority have not been appointed so far, the Full Bench is yet to be constituted. The matter was, therefore, pending for adjudication in absence of the Full Bench.
3. In order to get the proceedings reinitiated, the matter was referred to this Bench for the purpose of expeditious disposal of the matter.
4. In order to expedite the proceedings, it would be prudent to refer it to a special Presiding Officer, for further hearing.
5. It is hoped that the Authority will soon have an Adjudicating Officer.
6. In exercise of the powers vested under Section 81 of the Real Estate (Regulation and Development) Act, 2016, the matter is remanded to the Adjudicating Officer in the role of Special Presiding Officer for further hearing.

Let the matter be listed in the Bench of Special Presiding Officer on 27th of August, 2025.

Sd/-
(Vivek Kumar Singh)
Chairman