REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/128/2025

Mihir Shaw ……Complainant

Vs

M/s Milan Deep Construction Pvt. Ltd. ……Respondent

Project: Singh Mansion

Present: For Complainant: Ms. Kriti Suman, Advocate
For Respondent: Mr. Deepak Turior, Representative

26/10/2026 **PROCEEDING**

Hearing taken up. Ms. Kriti Suman, learned counsel for the complainant is present. Mr. Deepak Turior, the authorised representative of the respondent is also present.

The authorised representative of the respondent submits that the demand of Rs.34.00 lakh made by the complainant is not correct and according to him, an amount of Rs.26.90 lakh is the only amount which requires to be actually refunded to the complainant, out of which he has paid Rs.12.00 lakh and the remaining amount is Rs.14.90 lakh only.

Learned counsel for the complainant denies the submission of the authorised representative of the respondent mentioning therein that on one side he is taking a plea of alibi before the learned Civil Court and gaining undue favour in his favour through a bail mentioning that he will be making payment of the entire amount to the complainant and on the other hand, he has not paid any amount after the order passed by the learned Civil Court.

This Bench takes serious view of the matter and directs the respondent company to clear the entire remaining amount as per his calculation which comes to Rs. 26.90 lakh and make final payment of Rs.14.90 lakh after adjustment of Rs.12.00 lakh paid earlier to the complainant. The time granted for making payment of Rs.14.90 lakh is 15 days as already a period of three months has been availed by the respondent without paying a penny in his own benefit. The Bench, therefore, finds it difficult to grant any further time other than the period of maximum of 15 days for payment of the remaining amount of Rs.14.90 lakh.

It is made clear that the respondent shall be liable for legal/ penal action in case he defaults in payment within the timeline so given hereinabove.

Learned counsel for the complainant submits that apart from Rs.26.90 lakh a further amount still remains to be unpaid because as per the statement given by the complainant, a total amount of Rs.34,74,200/- has to be paid to the complainant.

The respondent though prima facie denies the veracity of the detailed statement but submits that he shall be making a detailed study of the statement submitted by the learned counsel for the complainant and will file a detail before this court along with the relevant documents as evidences regarding payment.

Learned counsel for the complainant is also directed to furnish any further detail or otherwise any other relevant documents which can be produced as evidences for payment made by the complainant to the respondent which could prove that a total amount of Rs.34,74,200/- has been paid by the complainant to the respondent.

This exercise shall follow only after receipt of payment of the remaining amount of Rs.14.90 lakh by the respondent to the complainant, after which both the complainant and the respondent are directed to mutually sit together and settle the issue regarding coming to a common conclusion as regards the payment done. Another time of 1½ months is given for this exercise after the payment of the remaining amount of Rs.14.90 lakh by the respondent to the complainant.

Put up this case on 22.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar