

**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR  
RERA/CC/459/2022**

**Navin Kumar -----Complainant**

**v.**

**M/ City Greens Infrastructure Pvt. Ltd. ----- Respondent**

**PROJECT - GREEN MANOR.**

**WITH**

**RERA/CC/422/2022**

**Dinesh Kumar Yadav ----- Complainant**

**v.**

**M/s City Greens Infrastructure -----Respondent**

**PROJECT : GREEN MANOR**

**WITH**

**RERA/CC/466/2022**

**UmashankarTiwari ----- Complainant**

**v.**

**M/s City Greens Infrastructure -----Respondent**

**PROJECT : greens manor apartment**

**WITH**

**RERA/CC/467/2022**

**Jagdish Prasad Rewani ----- Complainant**

**v.**

**M/S City Greens Infrastructure ----- Respondent**

**PROJECT-GREEN MANOR**

**WITH**

**RERA/CC/469/2022**

**Pradeep Kumar ----- Complainant**

**v.**

**M/S City Greens Infrastructure Pvt. Ltd. ----- Respondent**

**PROJECT-GREEN MANOR**

**WITH**

**RERA/CC/536/2022**

**Rakesh Kumar ----- Complainant**

**v.**

**M/s City Greens Infrastructure ----- Respondent**

**PROJECT: GREENSMANOR APARTMENT**

**WITH**

**RERA/CC/557/2022**

**Ashok Kumar Vishwakarma ----- Complainant**

**v.**

**M/s City Greens Infrastructure ----- Respondent**

**PROJECT – GREENS MANOR APARTMENT**

**WITH**

**RERA/CC/590/2022**

**Rajesh Kumar Choudhary ----- Complainant**

**v.**

**M/s City Greens Infrastructure ----- Respondent**

**PROJECT – GREEN MANOR APARTMENT**

**WITH**

**RERA/CC/477/2023**

**NeelamDevi -----Complainant**

**v.**

**M/s City Greens Infrastructure and Others ----- Respondents**

**PROJECT – GREEN MANOR BLOCK-A**

**09/12/2025**

**ORDER**

Heard Shri Punit Kumar, learned counsel for the complainants and Shri Sumit Kumar, learned counsel for the respondents.

In all the aforesaid complaint petitions, common issues are raised, hence with the consent of the learned counsels for the parties common orders are being passed.

The complainants pray to grant relief as prayed for in the complaint petition, whereas the learned counsel for the respondents is ready to comply the order within three months from the date of the order. Learned counsel for the respondents told that the respondent no. 1, Shri Arvind Kumar Sharma, Managing Partner of the respondent is absconded from Patna since long and as such rest two respondents, namely, Sri Saurav Kumar and Sri Praveen Kumar Singh are ready to complete the project and register the sale deed to the allottees within a period of three months.

Considering the facts and circumstances, the Company is directed to complete the project and register the sale deed to the allottees within a period of three months.

The complainants are directed to pay the rest amount, if any, to the respondents at the time of execution of sale deeds. The complainants are also directed to produce all the documents of consideration money given to the respondents.

The I.T. Manager of the Authority is directed to provide user ID and Password to the promoter of the project namely, Shri Saurabh Kumar and Shri Praveen Kumar.

With the aforesaid observations/ directions, all the  
aforementioned complaint cases are disposed of.

Sd/-

**(Vinod Kumar Tiwari)**  
Special Presiding Officer  
RERA, Bihar

**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR  
RERA/CC/358/2023**

Sweety -----Complainant

v.

M/s Technoculture Building Centre Pvt. Ltd.----- Respondent

**PROJECT- VASTU VIHAR PHASE-8**

**09/12/2025**

**PROCEEDING**

Hearing taken up. Shri Sumit Kumar, learned counsel for the complainant and Shri Hemant Kumar, learned counsel for the respondent are present.

Put up this record for final hearing on 21.01.2026.

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, Bihar

**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR  
RERA/CC/185/2023**

**KishorMohan -----Complainant**

**v.**

**M/s Technoculture Building Centre Pvt. Ltd.----- Respondent**

**PROJECT – VASTU VIHAR ASHOPUR ,  
PROJECT-04**

**09/12/2025**

**PROCEEDING**

Hearing taken up. Shri Birendra Kumar Singh, learned counsel for the complainant and Shri Hemant Kumar, learned counsel for the respondent are present.

Put up this record for hearing on 21.01.2026.

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, Bihar

**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR  
RERA/CC/152/2024**

**RERA/AO/39/2024**

**Yogesh Dutta Pathak----- Complainant**

**v.**

**M/s SriAnuanandCostructionPvt. Ltd. ----- Respondent**

**PROJECT : SAI ENCLAVE, BLOCK - K**

**09/12/2025**

**PROCEEDING**

Hearing taken up. The complainant Shri Yogesh Dutta Pathak is physically present, but the respondent is absent.

By way of last chance, issue notice to the respondent through e-mail to appear on the next date of hearing.

Put up this record on 21.01.2026 for appearance of the respondent and for hearing.

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, Bihar

**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR  
RERA/CC/178/2024**

**RERA/AO/56/2024**

**KumkumMala ----- Complainant**

**v.**

**M/s Sri Anuanand Construction Pvt. Ltd ----- Respondent**

**PROJECT : SAI CENTRE**

**09/12/2025**

**PROCEEDING**

Hearing taken up. Shri Arun Bharti, learned counsel for the complainant is present, but the respondent is absent.

At the request of learned counsel for the complainant, put up this record on 21.01.2026 for hearing.

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, Bihar



**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR  
RERA/CC/179/2024**

**RERA/AO/57/2024**

**NutanKumari-----Complainant**

**v.**

**M/s Sri Anuanand Construction Pvt. Ltd. ----- Respondent**

**PROJECT : CAPITAL CENTERE**

**09/12/2025**

**PROCEEDING**

Hearing taken up. Shri Arun Bharti, learned counsel for the complainant is present, but the respondent is absent.

At the request of learned counsel for the complainant, put up this record on 21.01.2026 for hearing.

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, Bihar

**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR  
RERA/CC/222/2024  
RERA/AO/73/2024**

**Prem Kant -----Complainant**

**v.**

**M/s Tricolour Properties Pvt. Ltd. ----- Respondent**

**PROJECT : SPRING FIELDS**

**09/12/2025**

**PROCEEDING**

Hearing taken up. Shri AbhijeetGautam, learned counsel for the complainant is present, but the respondent is absent.

By way of last chance, issue notice to the respondent through e-mail to appear on the next date of hearing.

Put up this record on 21.01.2026 for appearance of the respondent and for hearing.

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, BIHAR

**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR  
RERA/CC/234/2024  
RERA/AO/78/2024**

Sunil Sharma -----Complainant

v.

M/sCreastate Infrastructure Pvt.Ltd. ----- Respondent

**PROJECT : JAN AWASHIY YOJNA**

**09/12/2025**

**PROCEEDING**

Hearing taken up. The complainant Shri Sunil Sharma is physically present, but the respondent is absent.

Issue notice to the respondent through e-mail to appear on the next date of hearing.

Put up this record on 21.01.2026 for appearance of the respondent and for hearing.

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, BIHAR

**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR  
RERA/CC/220/2024**

**RERA/AO/72/2024**

**Amit Kumar----- Complainant**

**v.**

**M/s Swapnlok Homes Pvt. Ltd. ----- Respondent**

**PROJECT : PREMDA SHAHI**

**09/12/2025**

**ORDER**

Hearing taken up. None appears on behalf of the complainant, but Shri Sumit Kumar, learned counsel for the respondent is present. It appears that the complainant has never appeared in this case even a single day.

Considering the facts and circumstances of the case, it appears that the complainant has no interest in the case. So this case is dismissed for default.

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, BIHAR

**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR  
RERA/CC/174/2024**

**RERA/AO/53/2024**

**Surendra Kumar Singh ----- Complainant**

**v.**

**M/s AsthaHomesPvt. Ltd. ----- Respondent**

**PROJECT : ASHTA GREEN CITY**

**09/12/2025**

**PROCEEDING**

Hearing taken up. Shri Rahul Kumar, Advocate for Shri Surendra Kumar Singh and Shri Hemant Kumar, learned counsel for the respondent are present.

At the request of learned counsel for the respondent to enable him to file reply, put up this record on 21.01.2026 for hearing.

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, BIHAR

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR**  
**RERA/CC/459/2024**  
**RERA/AO/105/2024**

**WahidaKhatton----- Complainant**

**v.**

**M/s SudhaEngiconPvt.Ltd. ----- Respondent**

**PROJECT – OM TOWER**

**09/12/2025**

**PROCEEDING**

Hearing taken up. The complainant is present, but the respondent is absent.

As a matter of last chance, issue notice to the respondent through e-mail to appear on the next date of hearing.

Put up this record on 21.01.2026 for appearance of the respondent and for hearing.

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, BIHAR

**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR  
RERA/CC/197/2024**

**RERA/AO/65/2024**

**Mrs. NamrataAnand----- Complainant**

**v.**

**M/s Sameet Infra Project Pvt. Ltd. ----- Respondent**

**PROJECT : THE SUNSHINE CITY**

**09/12/2025**

**PROCEEDING**

Hearing taken up. Shri Sarwan Kumar, learned counsel for the complainant is present, but the respondent is absent.

Issue notice to the respondent through e-mail to appear on the next date of hearing.

Put up this record on 21.01.2026 for appearance of the respondent and for hearing.

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, BIHAR

**REAL ESTATE REGULATORY AUTHORITY, BIHAR  
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR  
RERA/CC/187/2024**

**RERA/AO/62/2024**

**Amrita Devi ----- Complainant**

**v.**

**M/s Loyala Tech Marketing Services Pvt. Ltd. ----- Respondent**

**PROJECT : LOYALA VALLEYSASARAM**

**09/12/2025**

**PROCEEDING**

Hearing taken up. Shri TarunSagar, learned counsel for the respondent is present, but the complainant is absent.

Issue notice to the complainant through e-mail to appear on the next date of hearing.

Put up this record on 21.01.2026 for appearance of the complainant and for hearing.

Sd/-

**(Vinod Kumar Tiwari)**  
Adjudicating Officer  
RERA, BIHAR