

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

Exe. Case No. 96/2023

RERA/CC/1098/2021

Nasim Ahmad Ansari

.....Complainant/ Executant

Vs

M/s Nadisa Developers Pvt. Ltd.

.....Respondent

Project: Chishty Nagar Mega City

Present: For Complainant: None

For Respondent: Mr. Sumit Kumar, Advocate

03/09/2026

INTERIM ORDER

Hearing was last taken up on 29.05.2026 when the executant was absent. Mr. Sumit Kumar, learned counsel appeared for the respondent.

During the hearing, learned counsel for the respondent submitted that the matter has unnecessarily been dragged by the executant for no valid reason and with an intention to harass the respondent as the final order passed by the Authority on 19.05.2022 directed the complainant to pay Rs.32,000/- to the respondent and the respondent was directed to handover the possession of the land parcel to him. During the said hearing, learned counsel for the respondent further submitted that the possession has already been handed over to the complainant and has also been acknowledged by the complainant vide his undertaking dated 25.07.2012 signed by the executant himself on the letter pad of the respondent concerned. He also submitted that a handwritten note has been placed on record in which the complainant has mentioned that he has received the possession of the same on 25.07.2012. Both the respondent and the complainant were directed to file written notes of argument on their behalf for proper appreciation of this case by the Bench. However, none of them have complied with the interim order passed on 29.05.2026.

On perusal of the record, it prima facie appears that the respondent has already handed over the possession and has executed the sale deed in favour of the complainant on 25.07.2012 itself. However, the Bench fails to understand as to why in such a case the complaint case bearing RERA/CC/1098/2021 was filed by the complainant. Not only so, even the Authority had passed the order dated 19.05.2022 directing the complainant to pay the remaining consideration amount of Rs.32,000/- and also directing the respondent and its Director to handover the possession of the plot within 30 days of the said order. It is only after non-compliance of the said order that the present execution case bearing Exe.Case No. 96/2023 has been filed by the complainant. However, absence of the complainant in pursuing this case in person or even non-filing of any relevant document on his behalf makes it difficult for the Bench to take a final decision in this matter at this juncture.

In the above circumstances, the Bench deems it appropriate to fix another hearing for the present execution case directing both the complainant as well as the respondent to be present either in person or through legal/ authorised representative along with the relevant documents in their favour so that proper appreciation of the matter be done and accordingly, final decision be taken in this regard.

It is made clear that in case the complainant is absent or fails to satisfy the Bench regarding non-redressal of the grievances and the respondent also fails to satisfy the court regarding any prompt action taken on their behalf after delivery of the final order by the Authority, the Bench shall be constrained to take further necessary decision in this regard.

Put up this case on 06.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar