



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh,
RERA, Bihar.

RERA/Exe/336/2022

RERA/CC/1184/2021

Mr. Jitendra Kumar

.... Executant/Complainant

Vs

M/s Raman and Kumar Construction Pvt. Ltd.

.... Respondent

Project: **BRAJENDRA RESIDENCY**

Present: For Complainant: None.

For Respondent: Mr. Tarun Sagar, Adv.

13.05.2026

ORDER

1. Hearing taken up. Nobody appears on behalf of the complainant. Learned counsel Mr. Tarun Sagar along with Director of the respondent company, Mrs. Puja Singh appears on behalf of the respondent.
2. The respondent submits a cheque of Rs.50,000/- which was to be refunded as principal amount to the complainant.
3. The complainant is not present. Hence, the cheque could not be received. The respondent Director of the respondent company is directed to transfer the said principal amount to the complainant online or through RTGS and the respondent Director present undertakes to do the same.
4. Considering the fact that the substantial principal amount has already been refunded to the complainant and the remaining amount could not be handed over on account of non-appearance of the complainant, it will be not prudent to linger this matter further.
5. Thus, considering the facts and circumstances of the case, the Authority directs that in order to recover the interest amount as directed in the order dated 20.06.2022, a certificate of Public Demand Recovery be issued under Section 40(1) of the RERA Act, 2016, read with Rule 25 of the Bihar Real Estate (Regulation and Development) Rules, 2017, and Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914.
6. A copy of the order be sent to the Collector, Patna, for recovery of the aforesaid amounts.

Accordingly, this matter stands disposed of.

Sd/-

(Vivek Kumar Singh)

Chairman