

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

Exe. Case No. 182/2022

RERA/CC/687/2019

Bairister Shahi

.....Complainant/ Executant

Vs

M/s Raman and Kumar Construction Pvt. Ltd.

.....Respondent

Project: Rajaram Palace

Present: For Complainant: Ms. Kriti Suman, Advocate

For Respondent: Mr. Tarun Sagar, Advocate

15/07/2026

INTERIM ORDER

This case was last heard on 08.05.2026 wherein a direction was given to both the complainant as well as the respondent to file written notes of argument on their behalf.

It is clear that this is an execution case wherein the complainant has prayed for getting the order dated 18.02.2022 passed by the Authority in RERA/CC/687/2019 executed. In the said order, the Bench had taken note of the submission made by the respondent company that they were willing to make the refund and also urged them to pay interest as well but it is really surprising that even after a lapse of over four years, the respondent has failed to execute the said order passed by the Authority.

From mere perusal of the said order it appears that the respondent had submitted before the Authority that they are willing to make the refund to the complainant but despite showing their willingness no payment has been made.

Learned counsel for the complainant by a written notes of argument filed on 25.05.2026 has submitted that the respondent had handed over a post-dated cheque bearing No.000625 dated 20.04.2026 which was given on 20.03.2026 before this Bench. The said cheque was for an amount of Rs.1.00 lakh. After waiting patiently till the date of issue of the cheque as mentioned thereon, when the complainant deposited the same before the Branch Manager of the said Bank on 18.05.2026, he was informed by the Branch Manager that the promoter/ Director had maliciously issued a stop payment instruction to their banker.

This Bench, therefore, observes that on one side the Director of the respondent company, Mr. Raman Kumar and Ms. Puja Kumari as has been mentioned by the learned counsel for the complainant has not only failed to comply with the order passed by the Authority in RERA/CC/687/2019 but has also the audacity to give a post-dated cheque before this Bench for Rs.1.00 lakh in the name of the complainant and has later stopped the payment for the same by directing their banker. This Bench takes serious note of this fact and asks the Directors of the respondent company to show cause as to why:

- (i) The Bank account of the respondent be not freezed.
- (ii) The respondent company be not blacklisted and debarred from future registration with RERA.
- (iii) The matter be not referred to the Economic Offence Unit (EOU) for action against the respondent for illegally drawing the benefit out of the money given to him by the complainant.
- (iv) The matter be not referred to the Enforcement Directorate for taking action against the respondent as it is a clear case of money laundering committed by the respondent for misusing the money collected by him and investing the same for a different purpose.
- (v) Penalty u/s 63 of the RERA Act, 2016 be not imposed against the respondent.

The Compliance Wing is directed to give the details of the Bank accounts of the respondent and also give the estimated cost of construction of the project as given by the promoter in its application filed for registration of this project.

The Directors of the respondent company are directed to appear in person before this Bench and present their case as to why necessary action against them be not taken as per the points mentioned hereinabove. The Directors of the respondent company are also directed to ensure full compliance of the order dated 18.02.2022 passed by the Authority, failing which final decision in this matter shall be taken. The complainant is also directed to be present on the next date of hearing.

Put up this case on 14.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar