



## **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

RERA/Exe/323/2024  
RERA/CC/1731/2020

Mrs. Nitu Kumari and Amit Kumar .... Executants/Complainants  
Vs  
M/s Raman and Kumar Construction Pvt. Ltd. .... Respondent

Project: **SARDA MANSION**

Present: For Complainant: In person.  
For Respondent: Mr. Tarun Sagar, Adv. (along with  
Director of the respondents company, Mrs.  
Puja Singh)

08.01.2026

### **O R D E R**

1. Hearing taken up. The complainants Mrs. Nitu Kumari and Amit Kumar are present in person. Mr. Tarun Sagar (along with the Director of the respondents company, Mrs. Puja Singh) appears on behalf of the respondent.
2. On the previous date i.e. 13.11.2025, it was claimed by the complainant that the money receipt being shown was the forged one. In response to that, the respondents Director submits the original money receipt of Rs.4.50 Lakh which has been signed by the complainant Mrs. Nitu Kumari.
3. The complainant Mrs. Nitu Kumari admits that the signature on the money receipt is her own, which purportedly shows a receipt of Rs.4.50 Lakh.
4. During the course of arguments, the complainant says that she had actually got only Rs.50,000/- but in good faith, she put her signature on the money receipt of Rs.4.50 Lakh.
5. This Authority cannot be a forum to adjudicate a case of purported duping for which there are other competent courts. The original money receipt is returned to the respondents Director who is directed to submit an attested copy of the same for record.

6. As far as the instant proceeding is concerned, the matter pertains to the principal refund amount of Rs.5 Lakh. As per record, the same was refunded to the complainant.
7. The Authority further directs that in order to recover the interest as mentioned in the order dated 24-04-2023, 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.
8. A copy of the order be sent to the Collector, Patna, for recovery of the aforesaid amounts.

With the aforesaid direction, the matter is accordingly, disposed of.

Sd/-

**(Vivek Kumar Singh)**  
Chairman