

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

RERA/CC/429/2024

Dr. Rajiv Kumar Bhatta Complainant

Vs

M/s Deep Raj Engicon Pvt. Ltd. Respondent

Project: N/A

Present: For Complainant: Ms. Ankita Roy, Advocate

For Respondent: None

01/06/2026

INTERIM ORDER

The matter was last heard on 19.02.2026 when Ms. Ankita Roy, learned counsel for the complainant was present. The respondent was absent.

During the previous hearings both the complainant and the respondent were directed to file written notes of argument but the respondent has failed to comply with the direction of this Bench. Learned counsel for the complainant has, however, filed written notes of argument on behalf of the complainant.

On perusal of the record and the written notes of argument submitted therein, this Bench observes that the complainant in para-3 of his notes of argument has submitted to have paid a total amount of Rs.29.02 lakh mentioning therein in a hand written note that the Bank statement has been attached with the complaint petition. In para-1 of his complaint petition he has also submitted that an agreement over 13 katha 14 dhurs of land had been entered into between the respondent and the complainant.

On perusal of the complaint petition, it is observed that though the Bank statement has been given but the statement is very obscure and it also does not bear clearly as to what amount has been paid and on which date and also the said statement does not reflect that a total amount of Rs.29.02 lakh has actually been deposited in the Bank account of the respondent.

After giving a cautious study to the agreement for sale between the respondent and the complainant, it has been found that the said agreement has been executed as an unregistered document and the details of the land explicitly mentioned the area as being 12 katha 10 dhurs instead of 13 katha 14 dhurs as wrongly claimed by the complainant in both his complaint petition as well as the written notes of argument. With the anomalies and discrepancies observed in the submitted document, this Bench finds it difficult to take a final decision in this matter. Hence, this Bench directs the complainant to file a Bank statement duly certified by the authorised officer of the concerned Bank mentioning explicitly as to what has been the amount actually paid in the Bank account of the respondent.

It goes without fail that the said Bank certificate shall be corroborated with a proper Bank statement to this effect. It is also expected that the complainant or his legal representative be present on the next date of hearing to explain the anomalies in the exact area of the land parcel purchased from the respondent.

The respondent is also directed to positively be present on the next date of hearing, failing which this Bench shall be constrained to take a final decision on the basis of material available on record.

Put up this case on 01.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar