REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Shri Sanjaya Kumar Singh, RERA, Bihar.

RERA/CC/528/2024

Saroj Kumar Singh .... Complainant

Versus

M/s Kanishka Buildcon Pvt. Ltd. (Mr. Praveen Kumar, M.D.) ... . Respondent

Project: **VIDYANAND MAHESHWARI COMPLEX**

Present: For Complainant: Mr. Zeeshan Khan, Advocate
For Respondent: Mr. Sumit Kumar, Advocate

30.09.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Zeeshan Khan appears on behalf of the complainant. Learned counsel Mr. Sumit Kumar appears on behalf of the respondent.

2. Learned counsel for the respondent requests for a direction to the learned counsel for the complainant to furnish the details of payment, as was requested earlier during the course of hearing.

3. Learned counsel for the complainant submits that the same is already attached as Annexure-P/3 to the complaint petition. He is directed to furnish a copy of the same again to the learned counsel for the respondent.

4. However, on perusal of the record, it is clear that the respondent has acknowledged the payment of the amount from the complainant by following receipts viz:

(i) money receipt no.428 dated 08.04.2014 amounting to Rs.6,90,445/-;
(ii) money receipt no.433 dated 23.05.2014 amounting to Rs.4,00,000/-;
(iii) money receipt no.432 dated 20.05.2014 amounting to Rs.17,60,000/-;
(iv) money receipt no.436 dated 07.06.2014 amounting to Rs.2,00,000/-;
(v) money receipt no.435 dated 30.05.2014 amounting to Rs.4,61,000/-;
(vi) money receipt no. 442 dated 16.06.2014 amounting to Rs.6,60,000/-;
(vi) money receipt no. 445 dated 26.06.2014 amounting to Rs.2,01,375/-

5. Learned counsel for the respondent requests for a direction to the complainant to make payment of the registration fee and also GST, as is required by the State Tax Department. Both the registration fee and GST are going to be deposited in the Government account. Hence, the liability of payment of the same lies on the complainant. He, therefore, submits that even if the complainant has paid the entire consideration amount, he is also liable for payment of registration fee along with GST and assures that as soon as the same will be done, he is ready to execute the sale deed in favour of the complainant.

6. Learned counsel for the complainant is directed to ensure the payment of the statutory Government dues and furnishes the details of payment of the entire consideration amount to the respondent.

7. Both the respondent and the complainant are directed to fix a firm date accordingly so that the registration be done in favour of the complainant by the respondent after payment of the statutory Government dues accordingly.

8. It is expected that before the next date of hearing, the entire direction, as given hereinabove, shall be complied with.

Put up for hearing on 26.11.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar