REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No-306/2022
RERA/CC/817/2021

Nikhil Pandey .... Executant/Complainant

Versus

M/s Jascon Enterbuild Ltd. .... Respondent

Project: **JASCON NAYAK RESIDENCY**

Present: For Complainant: Mr. Deepak Kumar, Advocate
For Respondent: None

23.10.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Deepak Kumar appears on behalf of the complainant. Nobody appears on behalf of the respondent.

2. Learned counsel for the complainant submits that in compliance with the direction given during the hearing held on 21.08.2026, the complainant has paid an amount of Rs.75,000/- to the respondent but despite the same, proper delineation of parking space and the rectification of the driveway has not been done and also the registration of the said flat has not been made in favour of the complainant by the respondent. He further submits that the action of the respondent shows an utter disregard of the order passed by this Court and the absence of the respondent today further justifies the same.

3. In view of the submissions made by the learned counsel for the complainant, the Bench takes a serious note of the fact that compliance of the order given by this Bench on 21.08.2026 has not been done at the end of the respondent and the respondent is absent even today.

4. The respondent is directed to get in touch with the complainant and sort out the issues pertaining to the execution of the sale deed and get the same executed before the next date of hearing, failing which the Bench will be constrained to take a necessary action against the respondent. The complainant is directed to provide necessary help and support to the respondent in this regard.

5. The Director of the respondent-company is directed to be present either in person or through his legal representative on the next date of hearing. He is also asked to show cause as to why following penal action be not taken against the respondent for the reasons as stated hereinabove:-

(i) why not bank account of the respondent-company be frozen;

(ii) why not the respondent-company be blacklisted and/or debarred from taking any future registration of any project from RERA; and

(iii) why not a penalty under Section 63 of the Real Estate (Regulation and Development) Act, 2016 be imposed against the respondent for disobeying and disregarding the directions/order passed by this Court.

Put up for hearing on 11.12.2026.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar