REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/67/2025

Rakesh Ranjan Prasad …...Complainant

Vs

M/s Apna Ashiana Buildcon Pvt. Ltd. …..Respondent

Project: Indraprasth, Block-C

Present: For Complainant: Ms. Kriti Suman, Advocate
For Respondent: None

09/07/2026 **PROCEEDING**

Hearing taken up. Ms. Kriti Suman, learned counsel for the complainant is present. The respondent is absent.

Learned counsel for the complainant submits that despite a publication taken out in the newspaper, the respondent has not bothered to appear before this Bench and present his case. This shows a deliberate non-cooperative and recalcitrant attitude on the part of the respondent. She also submits that she has filed a written notes of argument.

On perusal of the record it is found that Prerna Ranjan has paid a total amount of Rs.14.01 lakh out of a total consideration amount of Rs.23.50 lakh and Tuhin Ranjan has paid a total amount of Rs.16.10 lakh out of a total consideration amount of Rs.29.00 lakh. Adding both the paid amount it comes to a total of Rs.30.11 lakh which is required to be refunded. She submits that on account of dubious nature of the respondent as he kept on shifting the allotted flats pertaining to the complainants from one to another, Prerna Ranjan cancelled her booking and requested the respondent to add her paid amount into the account of her brother Mr. Tuhin Ranjan who is also the complainant in this case.

On perusal of the record it is clear that the complainant has neither furnished proper receipts of the paid amount given in the name of the complainant by the respondent company as an acknowledgement of payment made by the respondent nor has filed any Bank statement pertaining to the same which could show explicitly as to what amount has been debited from the Bank account of the complainant and accordingly credited into the Bank account of the respondent. Owing to the absence of concrete evidence regarding payment of the amount, this Bench finds it difficult to take a final decision in this matter.

Learned counsel for the complainant is, therefore, directed to submit concrete evidence as regards the payment made to the respondent by both Tuhin Ranjan and Prerna Ranjan by way of receipt acknowledged by the respondent or by way of a Bank statement certified by an authorised signatory of the Bank.

The Branch Manager of the Bank concerned is requested to provide all necessary support to the complainant so that the complainant files the same before this Bench for proper appreciation of this case.

It is also expected from the learned counsel that she will explain the entire detail of the case as to why and how both the cases are to be merged into one though they are pertaining to two different bookings.

Put up this case on 05.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar