**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar**

**RERA/CC/107/2026**

**Amit Kumar …...Complainant**

**Vs**

**M/s Land to Home Infradevelopers Pvt. Ltd. ……Respondent**

**Project: Rama Enclave**

**Present: For Complainant: In person**
**For Respondent: Mr. Mohit Raj, Advocate**

**06/10/2026** **PROCEEDING**

Hearing taken up. The complainant is present in person. Mr. Mohit Raj, learned counsel for the respondent is also present.

Both the Directors Mr. Ritu Raj and Mr. Abhinaw Kumar Sharma are physically present.

Learned counsel for the respondent submits that he is ready to refund the principal amount but as regards interest he wishes to study the matter in detail in order to ascertain whether any interest is payable in this matter or not.

During the hearing, it has also been observed that despite the directions given by the Bench, till date no Association of Allottees has been formed in this project which is a clear violation of Section 11(4)(e) of the Real Estate (Regulation and Development) Act, 2016. The respondents are, therefore, asked to show cause as to why penalty under the provisions of Section 61 of the Act be not imposed upon the complainant.

The complainant, who is present in person, submits that he has been here for the last four hearings and till date no heed has been taken by the respondent in this matter. He also submits that despite the statement of the respondent regarding the said demise of one of the main Directors which was in the year 2024, he is still loitering around the corners of the present respondent but without any result, which has prompted him to come to this court in the present complaint case.

Learned counsel for the respondent submits that the Association of Allottees has already been formed in the last month and a Bank account has been opened. The respondent is directed to furnish proper evidence to this effect on the next date of hearing.

The Bench directs the learned counsel for the respondent to ensure that the project is completed in all respect with all basic amenities as outlined in the terms and conditions of the agreement for sale.

Put up this case on 11.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar