REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/70/2025

Satyajeet Gupta ……Complainant

Vs

M/s Medha Buildtech Pvt. Ltd. ……Respondent

Project: Smriti Vihar Darbhanga

Present: For Complainant: Ms. Snigdha, Advocate
For Respondent: None

06/10/2026 **PROCEEDING**

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

Learned counsel for the complainant submits that despite regular notices by the court, the respondent has deliberately chosen to be absent and he is absent even today despite a publication in the newspaper being taken out on 14th March, 2026 for ensuring appearance of the respondent. She further submits that the complainant had booked a plot bearing Plot No.A-81 for a total area of 3600 sq.ft. having a consideration amount of Rs.36.00 lakh along with a corner charge of Rs.1.80 lakh thus making the total price to be Rs.37.80 lakh out of which Rs.20.00 lakh has been paid to the respondent in the year 2022 but despite having received approximately 55% of the amount, the respondent has neither given any demand note nor has taken any steps for handing over the possession of the said plot to the complainant. She further submits that the complainant is always ready and willing to make payment of the remaining consideration amount but he has a strong apprehension that the respondent has misutilized his money in some other ventures and is denying due right to the complainant. Learned counsel for the complainant also submits that the present project is RERA registered bearing No. RERAP01062021144637-2, the period of which was valid till 31.03.2026 but despite expiry of registration period of the project, the respondent (promoter) is still engaged in advertising and booking the plots for his own vested and malafide interest. She, therefore, requests for a complete ban to be imposed on sale/ booking of the entire project bearing Khesra/ Plot No. 616, 619, 620, 621 in Khata No. 212, 474, Thana no.357, Mauza Nanaura, District Darbhanga.

Considering the submission of the learned counsel for the complainant and also going through the material which has been made available by the complainant in the complaint petition and also the agreement for sale as well as the registration certificate, the Bench observes that the date of registration has already expired on 31st March, 2026 and despite the same, the respondent has not acted with diligence by making any further demand note or handing over the possession of the plot in favour of the complainant. Hence, considering the request of the learned counsel for the complainant and also observing the fact

that despite umpteen hearings held in this matter, the respondent has deliberately chosen to be absent which shows his recalcitrant and negligent attitude.

The Bench, therefore, imposes a complete ban on registration of any of the plots/ units in the said project lying in Khesra/ Plot No. 616, 619, 620, 621 in Khata No. 212, 474, Thana no.357, Mauza Nanaura, District Darbhanga.

I.G., Registration is requested to give necessary instructions to the Sub Registrar concerned for ensuring necessary compliance of the directions given hereinabove.

The Circle Officer, Keoti, Darbhanga is also requested to stop the mutation process pertaining to the abovesaid project land belonging to the respondent till further orders. The District Magistrate, Darbhanga is requested to issue necessary instructions to the Circle Officer and Sub Registrar concerned for ensuring compliance with the above directions.

The respondent is directed to appear in person or through his authorised representative on the next date of hearing, failing which strict penal action shall be taken against them.

Put up this case on 02.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar