REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. 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: None

01/07/2026 **PROCEEDING**

Hearing taken up. The complainant is present in person. The respondent is absent.

The respondent is absent despite a direction given to him during the last hearing held on 03.06.2026. This Bench views his absence on a serious note and requests the Sr. S.P., Patna to make him available through the Officer In-charge concerned. The office is directed to give the details of the address of the respondent to Sr.S.P., Patna.

The complainant submits that the official address of the respondent has been changed. The office is now shifted at the project site itself in 'Land to Home Infradevelopers Pvt. Ltd., Flat No.A06, In front of Pratibha Heights Apartment, Raj Nagar, Kali Mandir Road, Behind St. Karen's school, Danapur, Khagaul Road, Patna, Bihar-801503'.

The complainant is directed to take out a publication in the newspaper for ensuring the presence of the respondent. It is made clear that in case the Directors of the respondent company Mr. Ritu Raj and Mr. Abhinaw Kumar Sharma are not making themselves available on the next date of hearing, this Bench shall be constrained to pass necessary orders for taking penal action as per the provisions of Real Estate (Regulation and Development) Act, 2016.

The complainant submits that he is filing an affidavit that he is the only son. He submits that in case of refund of the amount, the entire amount will be refunded in the Bank account of his mother Smt. Saroj Singh. He also submits that he had approached the Bank for giving details of statement as regards the payment made in favour of the respondent by his deceased father but the Bank did not provide him the said statement mentioning that the same has been entered into the passbook.

The complainant is again directed to furnish the Bank statement duly certified by the authorised signatory of the Bank mentioning therein explicitly as to what amount has been debited from the Bank account of the deceased father of the complainant in favour of the respondent and simultaneously what amount has been credited into the Bank account of the respondent in order to

facilitate this Bench in taking a final decision. The Branch Manager of Punjab National Bank, Bar Council Branch, Patna is requested to provide all possible help and support to the complainant for furnishing the details as directed hereinabove as the same would facilitate in taking a final decision by this court. It is expected that the concerned Bank officials shall provide all necessary help in providing the above said statement.

The respondent is strictly directed to ensure his presence either in person or through his authorised representative on the next date of hearing, failing which it shall be deemed to be a deliberate negligence of the direction of this court.

The complainant is directed to provide corrected address of the respondent to this office for doing the needful. The complainant requests for a rectification in the earlier order passed on 03.06.2026 wherein the flat no. has wrongly been mentioned as 402 but the correct flat no. is A101 as has been registered in the complaint petition.

Perused the complaint petition. In the complaint petition the flat no. has been mentioned as A101 in the project named Rama Enclave. Office is directed to rectify the same accordingly.

Put up this case on 28.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar