REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

Exe. Case No- 360/2024

RERA/CC/101/2018

Sudhir Kumar Dubey **……Executant(s)**

Vs

M/s Shambhvi Buildcon Pvt. Ltd. **…..…Respondent**

PROJECT: BASANTI APARTMENT

For the Complainant: Mr. Sahil Kumar, Advocate

For the Respondent: None

05.10.2026 **PROCEEDING**

Learned counsel Mr. Sahil Kumar on behalf of executant is present, but respondent is absent.

2. Learned Counsel for executant submits that in spite of knowledge, the respondent has not taken pain to appear before the Bench/Authority. So, as per the operative part of the order dated 29.04.2021 passed by Hon'ble Member in RERA/CC/101/2018 may be directed to the respondent to comply at earliest, as knowingly and intentionally he is not making compliance of the same.
3. Considering the submissions as well as going through the record, it appears that the Hon'ble Member has directed in the above order dated 29.04.2021 to the respondent to get register the project Basanti Apartment with the Authority within 30 days, failing which Authority may initiate proceeding

under Section 59(2) of RERA Act, but as yet, the respondent has not got registered the project. Hence, initiate proceeding under Section 59(1) of the RERA Act against the respondent/promoter for violation of provisions of Section 3 of the RERA Act.

4. Secondly, issue recovery certificate under Section 40(1), (2) of the RERA Act read with Rules 25, 26 Bihar RERA Rules, 2017 against the respondent for recovery of interest on the principal amount deposited by the complainant with the respondent from the stipulated date of handing over the flat, i.e., 09.04.2014, to date of the issue of completion certificate of the project by the PMC.
5. Thirdly, issue reminder notices against the respondent through SSP Patna.

Put up on 01.12.2026 for appearance of respondent and hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer
RERA,Bihar