REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

Exe. Case No. 98/2025

RERA/CC/882/2021

Rakesh Ranjan ....Executant

Vs.

M/s Patna Green House Pvt. Ltd. ....Respondent

PROJECT - METRO GREEN CITY

For the Executant: In Person

For the Respondent : None

21.09.2026 **PROCEEDING**

Executant is present but respondent is absent.

Executant submits that in spite of repeated adjournment neither the respondent is appearing nor making compliance of the order passed by the Hon'ble Authority. Hence, coercive step including the imposition of penalty against the respondent may be imposed.

Considering submission as well on going through the record, it appears that Hon'ble Member, Mrs. Nupur Banerjee has passed order on 30.05.2023 in RERA/CC/882/2021 and has directed the respondent to provide physical possession of Plot No. A-103 with all facilities along with development as promised at the time of booking in accordance to the Agreement for Sale dated 14.07.2018 after completing the project failing which penalty will be levied against the respondent as per provisions of this Act. The Hon'ble Member has also directed to the complainant / executant to pay remaining consideration amount as per Agreement for Sale.

In spite of notices and reminders, the Respondent Promoter himself has not appeared before the Bench / Authority.

Learned counsel Mr. Navendu Prakash was previously appearing on behalf of the respondent and has also filed Vakalatnama but he stopped to attend the proceeding since 16.06.2026 and learned counsel Mr. Rahul Kumar appeared on his behalf. Later on, since 14.07.2026 none has appeared to represent the respondent. It shows that the respondent has casual approach towards the compliance of the order passed by the Hon'ble Authority as well as appearance before the Bench in spite of repeated directions including taking coercive steps against them.

In view of the above discussions, the Bench / Authority has no option except to impose penalty against the Respondent Promoter for non-compliance of the order passed by the Authority. Accordingly, Rs. 1,000/- per day is imposed against the respondent under the provisions of Section 63 of RERA Act for non-compliance of the order passed by the Authority.

Put up on 13.10.2026 for appearance of the respondent.

Sd/-

(Ved Prakash)

Special Presiding Officer

RERA, Bihar