REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/14/2026

Anamika Singh ……Complainant

Vs

M/s Next Key Real Estate Pvt. Ltd. …..Respondent

Project: Gokuldham (Saran, Sonepur)

Present: For Complainant: Mr. Ishtiyaque Hussain, Advocate
For Respondent: None

07/07/2026 **PROCEEDING**

Hearing taken up. Mr. Ishtiyaque Hussain, learned counsel for the complainant is present. The respondent is absent.

Learned counsel for the complainant submits that the complainant had booked a plot in the project named Gokuldham for a total consideration amount of Rs.7.77 lakh, out of which the complainant had paid a total amount of Rs.5.03 lakh. He further submits that the respondent has refunded a total amount of Rs.1.50 lakh till date that too after regular persuasion but still a total amount of Rs.3.53 lakh is outstanding against the respondent.

The complainant, who is also present in person, submits that earlier the plot which was sold to her had a notice board displayed in the name of Gokuldham and the promoter's name was mentioned as Next Key Real Estate Pvt. Ltd., with whom she had entered into an agreement for sale which bears the signature of the Director of the company. The complainant further submits that during the next visit at the site, a different notice board at the same site was found displayed in the name of PGHPL Group, Patna Green Housing Pvt. Ltd. and on her third visit to the said site a 3rd notice board displaying the name of one Mr. Manoj Kumar Roy and Mantosh Kumar Roy and also displaying their respective mobile numbers was found at the site.

Learned counsel for the complainant further submits that as per his knowledge the respondent has played a fraud on the complainant by displaying a registration number which was given to him as Real Estate Agent and not as Real Estate project. He, therefore, requests for a strict action to be taken against the respondent concerned for his fraudulent act and also for refunding the entire amount to the complainant along with interest. He further submits that the amount of Rs.1.50 lakh has been refunded to the complainant by M/s Swansgreen Buildtech Pvt. Ltd. which shows that presently the project has been taken over by M/s Swansgreen Buildtech Pvt. Ltd. and hence, onus for payment of the remaining amount lies on both M/s Next Key Real Estate Pvt. Ltd. as well as M/s Swansgreen Buildtech Pvt. Ltd.

Learned counsel for the complainant is directed to make M/s Swansgreen Buildtech Pvt. Ltd. also as one of the respondents in this particular

case as appears from both the record of the case as well as from the submissions made by the complainant during hearing.

The Compliance Wing of the Authority is directed to verify the details of the above said project to the extent whether M/s Next Key Real Estate Pvt. Ltd. who had received the money and made the booking was registered with RERA or not for the Gokuldham project. The Compliance Wing is also directed to verify whether the act conducted by the respondent who bears RERA registration No. BRERAA70131/44/A467/2022 is a valid registration for agent or not and in case it is so, the Compliance Wing is directed to initiate a case for violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016 apart from initiating further case against the said agent for committing a fraudulent act and selling a project by misusing his registration as Real Estate Agent.

Issue notice to both the respondent as well as M/s Swansgreen Buildtech Pvt. Ltd. for appearing before this Bench either in person or through legal representative on the next date of hearing.

Put up this case on 29.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar