

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/108/2024

Sheela Pratima Kujur

.....Complainant

Vs

M/s Pan Homes India Pvt. Ltd.

.....Respondent

Project: PAN ALPHA CITY

**Present: For the Complainant: Mr. Anupam Prabhat Shrivastava,
Advocate
Mr. Pulkit Thakur, Advocate
For the Respondent: None**

15.07.2025

PROCEEDING

Hearing taken up. Mr. Anupam Prabhat Shrivastava, learned counsel for the complainant is present. However, none has appeared on behalf of the respondent.

Learned counsel for the complainant submits that despite an opportunity given to the respondent to furnish the details as claimed by him regarding refund of the said amount, no action has been taken on the part of the respondent; thereby confirming the fact that his claim was totally false and fabricated. He reiterates that he had a talk with the complainant regarding the above mentioned facts, as claimed by the respondent, who has confirmed that no action for refund of any amount whatsoever has been made by the respondent. He, therefore, requests for action against the said respondent directing for refund of the amount. Learned counsel for the complainant further submits that a submission has been made by the Director of the respondent-Company that he is ready to make the payment.

Perused the records of this case. It is clear from the order passed by the Senior Legal Consultant during the conciliation proceeding that the learned Bench vide order dated 30.07.2024 had quoted the submission of the Director of the respondent-Company mentioning that the Director had submitted that the

principal amount or part thereof shall be refunded to the complainant. It is thus clear that Shri Pankaj Kumar, Director of the respondent-Company had committed before learned Bench during the conciliation proceeding that he was liable to refund the entire money to the complainant.

Issue notice to the respondent, as a last opportunity, to file written notes of argument, if any, on his behalf within seven days. The same opportunity is provided to the complainant to file written notes of argument on her behalf within seven days, after which the case shall be put up for orders on 21.08.2024.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar