

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/130/2025

Priyanka Sinha

.....Complainant

Vs

M/s Ghar Lakshmi Buildcon Pvt. Ltd.

.....Respondent

Project: Sarita Kunj Smart City

**Present: For Complainant: Mr. Kishore Kunal, Advocate
For Respondent: None**

16/09/2025

PROCEEDING

Hearing taken up. Mr. Kishore Kunal, learned counsel for the complainant is present but the respondent is absent.

Learned counsel for the complainant submits that though the project was initiated in the year 2017 but since the same has not been completed and completion certificate has not been submitted as yet, hence, it shall be considered to be ongoing project and as such, necessary action should also be taken against the respondent for non-compliance of the provisions contained in Section 3 of the RERA Act, 2016. He further submits that the agreement for sale was executed between the parties on 19.12.2017. He has already annexed a copy of the registered agreement for sale which was executed between the parties and has been duly signed by the M.D. of the respondent company along with the complainant. He further submits that a perusal of page-5 of the said agreement makes it clear that a total amount of Rs.4.50 lakh has already been paid but the project could not come up for the reasons best known to the respondent. The respondent has neither handed over the possession of the same nor has refunded any amount to the complainant. He requests for a direction to the respondent to refund the entire amount along with payable interest as per the provisions of law..

This is the second consecutive date when the respondent is absent.

Learned counsel for the complainant is requested to pay the necessary requisites for a publication in the newspaper for ensuring the presence of the respondent. It is made clear that in case the respondent is absent even after publication in the newspaper, it shall be presumed that he has nothing to say in the matter and this court will be constrained to rely on the material available on record and take necessary decision accordingly in this regard.

In the meantime, issue notice to the respondent on official mail ID as well as through speed post on the address given.

Put up on 05.11.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar