

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/120/2025

Mahesh Kumar

.....Complainant

Vs

M/s Ghar Lakshmi Buildcon Pvt. Ltd.

.....Respondent

Project: Ghar Lakshmi

**Present: For Complainant: Mr. Sharad Shekhar, Advocate
For Respondent: None**

16/09/2025

PROCEEDING

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

Learned counsel for the complainant submits that the name of the project in question is Ghar Lakshmi Residency. He further submits that though the project was initiated in the year 2014 but since the same has not been completed and completion certificate has not been submitted as yet, hence, it shall be considered to be an ongoing project and as such, necessary action may 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 complainant has paid a total amount of Rs.12.01 lakh for the flat booked by him. He further submits that though a formal agreement has not been executed between the parties, yet the respondent is in receipt of total money (12.01 lakh) as claimed by the complainant. He further submits that out of total amount paid, Rs.2.48 lakh has been refunded to the complainant. He requests for a direction to the respondent to refund the entire remaining amount along with interest.

Learned counsel for the complainant is directed to furnish a detail of the entire payment statements either through Bank account or if any certificate has been given by the respondent, copy of the same should also be produced.

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

Issue notice to the respondent, as a last indulgence, to appear on the next date of hearing.

Learned counsel for the complainant is also requested to pay requisites for taking out 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 action accordingly in this regard.

Put up on 05.11.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar