REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No -273/2023
RERA/CC/974/2021

Ramesh Kumar .... Executant/ Complainant

Versus

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

Project: **METRO GREEN CITY**

Present: For Complainant: Mr. Sharad Shekhar, Advocate
For Respondent: Mr. Shashi Kumar, Advocate

17.07.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Sharad Shekhar appears on behalf of the complainant. Learned counsel Mr. Shashi Kumar appears on behalf of the respondent.

2. Learned counsel for the complainant submits that the order dated 22.12.2022 passed in RERA/CC/974/2021 is clear in itself wherein the Hon'ble Authority had directed the respondent to hand over the possession of the booked plot to the complainant with all the facilities and amenities as provided in the brochure and in consequence with the agreement for sale after completing the project but despite a lapse of four years from the date of passing of the order and after filing of this execution case even after a lapse of three years, the respondent has been thoroughly negligent towards the compliance of the directions given earlier by the Authority.

3. Learned counsel for the respondent submits that a perusal of the abovesaid order makes it clear that the Bench has also directed the complainant to pay the due consideration amount, if any, in accordance with the payment schedule as mentioned in the agreement for sale

4. Learned counsel for the complainant submits that at present the complainant is not even sure – whether the land which the respondent is now committing to hand over is the same land which he has purchased. He also submits that he is ready to pay the remaining amount to the respondent once demanded by the respondent.

5. On perusal of the record and hearing the submissions made by both the parties, this Bench directs the respondent to visit the site along with the complainant and delineate the plot which has been sold by him to the complainant by proper marking on the plot at the side.

6. The complainant is also directed to visit the sold plot in person and submit a written notes of argument in detail. On being satisfied with the land parcel concerned, the complainant shall give his consent to the respondent regarding the same after which the respondent is directed to hand over a demand note to the complainant asking him to pay the due amount which the complainant shall pay within one month from the date of receipt of the demand note. This exercise of physical inspection and delineation of the plot at the site shall be completed within a period of 15 days from today. Thereafter the demand note shall be given to the complainant within another 7 days followed by payment of the due amount by the complainant within a period of one month. The respondent shall hand over the possession of the entire land to the complainant and accordingly, execute the sale deed in his favour within next seven days. The entire exercise shall be completed in this regard within a total period of two months from today.

7. It is made clear that in case the respondent fails to act as per the directions given hereinabove, this Bench shall be constrained to take necessary action against the respondent which also includes the following:-

(i) the bank account of the respondent company shall be frozen.

(ii) the respondent-company shall be blacklisted and debarred from taking any future registration of any project from RERA.

(iii) this case shall be referred to the Enforcement Directorate for necessary action against the respondent under the provisions of the Prevention of Money Laundering Act, 2002,

(iv) this case shall be referred to the Economic Offence Unit, Bihar, Patna for taking necessary action against the respondent.

Put up for hearing on 18.09.2026. **Sd/-**

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar