REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 417/2023

RERA/CC/226/2022

Dazy Rani ……Complainant/ Executant

Vs

M/s Germen Infrastructure Pvt. Ltd. …..Respondent

Project: Brajshila Kutir

Present: For Complainant: Mr. Krishna Kant Singh , Husband
For Respondent: None

21/08/2026 **PROCEEDING**

Hearing taken up. Mr. Krishna Kant Singh, the husband of the complainant/ executant is present. The respondent is absent.

The husband of the complainant/ executant submits that no work has been done by the Director of the respondent company despite a clear direction given by the Bench on the previous date of hearing. He further submits that he has not been given a completion certificate till date as was directed by the Authority in his final order dated 02.08.2023 passed in RERA/CC/226/2022. He further submits that he has already deposited a Bank draft of Rs.2,64,700/- way back in the year 2025 itself and in case another revalidation of the same is required, he is ready to get it done again. He requests for a copy of the Bank draft to be handed over to him so that he gets the same revalidated.

Office is directed to handover the said Bank draft and get a receiving from the complainant's representative, who is directed to deposit the same after getting it revalidated by the Bank concerned within a period of two days.

On perusal of the final order passed by the Authority in RERA/CC/226/2022 it is clear that the Authority had directed the respondent to handover a copy of the completion certificate to the complainant. The respondent is directed to handover a copy of the completion certificate to the complainant before the next date of hearing and the respondent is also directed to get the generator set installed and the lift made functional before the next date of hearing, failing which the court shall be constrained to take necessary penal action u/s 63 of the Real Estate (Regulation and Development) Act, 2016 against the respondent. The Bench further observes that the present execution case has been filed in the year 2023 and despite a lapse of three years the compliance has not been done at the level of the respondent which is a serious issue. Hence, the respondent is directed to show cause as to why (i) the Bank account of the respondent company be not freezed, (ii) why not the penalty be imposed against the respondent as per the provisions of RERA Act and (iii) why not the respondent be blacklisted and debarred from getting any future registration from RERA.

The Director of the respondent company is directed to be present in person with the compliance report as directed hereinabove on the next date of hearing.

Put up this case on 23.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar