REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar

Exe. Case No. 273/2023

RERA/CC/974/2021

Ramesh Kumar …...Complainant/ Executant

Vs

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

Project: Metro Green City

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

18/09/2026 **PROCEEDING**

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

Learned counsel for the complainant/ executant submits that earlier a specific order was given to the respondent to handover a demand note to the complainant regarding due amount which the complainant is always ready to pay but in utter violation of the earlier order dated 17.07.2026 the respondent has never come forward and made available a demand note to the complainant.

The respondent is absent and hence, his point of view cannot be put on record.

Learned counsel for the complainant further submits that as per his information, the Managing Director of the respondent company Mr. Bhushan Kumar Singh is in custody and hence, he is quite apprehensive regarding compliance of the order.

The Bench observes that despite a clear cut direction given to the respondent, it was not complied with by the respondent. When enquired as to the status of availability of the land concerned, which was purchased by the complainant, learned counsel for the complainant submits that he is not aware of the same and he further submits that the validity of registration period of the project against which the land was purchased, has already lapsed. The Bench, therefore, directs the complainant to visit the site and also contact the concerned Registration Office and ascertain whether the availability of the land parcel concerned is there for handing over the same to the complainant.

The Bench also directs the respondent to show cause as to why for the reasons of non-compliance of the order passed by the Authority in RERA/CC/974/2021 even after a lapse of five years, following necessary action be not taken against him:

(i) the Bank account of the respondent company be frozen.

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

(iii) since the respondent is in receipt of the money paid by the complainant and is enjoying the economic benefit out of the same without handing over of the said plot or refunding the paid amount to the complainant, why this case be not referred to the Economic Offence Unit for taking necessary against the respondent.

Learned counsel for the complainant is directed to furnish the Bank account details of the respondent company apart from compliance of the directions given in the preceding paragraphs.

Put up this case on 13.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar