PREAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/14/2026

Anamika Singh ……Complainant

Vs

M/s Next Key Real Estate Pvt. Ltd. ……Respondent

Project: Gokuldham (Saran, Sonepur)

Present: For Complainant: Mr. Ishtiyaque Hussain, Advocate
For Respondent: None

16/09/2026 **PROCEEDING**

Hearing taken up. Mr. Ishtiyaque Hussain, learned counsel for the complainant is present. The respondent is absent.

Learned counsel for the complainant submits that this is the third consecutive date of hearing and as per the direction of this court, an advertisement has already been taken out in the newspaper for ensuring presence of the respondent. He also submits that since the project (land parcel) for which booking was made by the respondent has not been registered with the Authority, hence, a suo motu case has been initiated against the respondent concerned. He further submits that the complainant is going through a financial hardship and therefore, requests for a final decision to be taken by the Bench immediately so as to provide necessary respite to the complainant.

He furnishes a copy of the Bank account details of the complainant which shows that a total amount of Rs.1.50 lakh has been refunded and credited in the Bank account of the complainant on two different dates i.e. on 30.8.2025 and 31.08.2025 respectively. Learned counsel for the complainant further submits that a money receipt bearing receipt nos. 59, 89, 90, 75 and 119 which has been annexed with the complaint petition, makes it clear that the respondent has been paid and is in receipt of a total amount of Rs.5.03 lakh and he also furnishes a corroborative evidence in the form of Bank statement from the Bank of Baroda and Bandhan Bank regarding the same.

The Bench observes that despite ample opportunity being given to the respondent for appearing before this Bench and despite a publication in the newspaper taken out by the complainant, the respondent has been absent throughout which shows his deliberate negligence towards the resolution of the grievances. The Bench also observes that a refund of Rs.1.50 lakh by the respondent to the complainant is a proof in itself that the respondent has agreed in principle to refund the entire paid amount but has deliberately kept the amount with himself and is enjoying the economic benefit out of the same.

However, as a recourse to natural justice, a last opportunity is given to the respondent to file a written notes of argument in this respect within a period of ten days, failing which the Bench shall be constrained to take a final decision in this matter.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar