REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

RERA/CC/242/2023

M/s Geetanjali Vatika Pvt. Ltd. ….Complainant

Vs.

Ranjeet Pandit ….Respondent

PROJECT- GREEN CITY

For the Complainant: Mr. Ankit Kumar, Advocate

For the Respondent : Mr. Sunil Kumar Singh, Advocate

25.08.2026 **PROCEEDING**

Learned counsel Mr. Ankit Kumar on behalf of complainant and learned counsel Mr. Sunil Kumar Singh on behalf of respondent are present.

Learned counsel for respondent submits that respondent is ready to cancel the registered Agreement for Sale subject to the condition that the complainant promoter must pay the interest as per order dated 19.04.2021 passed by Hon'ble Member in RERA/CC/228/2019.

Learned counsel for complainant submits that Rs. 6,00,000/- is held up by the Bank due to inaction of the respondent Ranjeet Pandit. Hence, he should take active action so that the Bank may release the amount Rs. 6,00,000/-.

In reply, ld. counsel for respondent submits that the respondent has already paid total loan amount to the Bank. Consequently, the Bank has issued NOC in favour of the respondent and has also returned the original sale deed to the respondent.

Considering submissions, both the parties are directed to calculate the interest in light of the above order of the Hon'ble Member. Secondly, the

complainant is directed to consult the concerned Bank and get the reasons know as to why the Bank has held up the amount Rs. 6,00,000/- and place before the Bench / Authority on next date for taking appropriate action into the matter.

Put up on 22.09.2026 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer