REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/366/2024

Diwakar Shivam ……Complainant

Vs

M/s Arayavart Lifespace Pvt. Ltd. …..Respondent

Project: Arayavart Greens

Present: For Complainant: Mr. Chandan Kumar, Advocate
For Respondent: None

28/07/2026 **PROCEEDING**

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

Learned counsel for the complainant submits that he does not have any money receipt nor does he have any Bank statement because the entire amount given to the respondent against booking of the flat has been by way of cash. He further submits that a sum of Rs.1.00 lakh has been acknowledged by the respondent through a money receipt dated 21.07.2015 and the money was given to the respondent on 30th May, 2015. He further submits that he has the details of whatsapp chat between him and the respondent and this is the only document which he can provide to the Bench regarding the evidence to prove the veracity of his statement. He has submitted a written notes of argument giving the details of whatsapp chat and a tabulation chart apart from the money receipt for Rs.1.00 lakh.

On perusal of the tabulation chart and whatsapp chat details prima facie the chart and the chat details does not establish that the same related to the present project or the present promoter as nowhere does it bears any seal/ signature of the respondent company. When enquired whether he needs more time for submitting any additional document, learned counsel for the complainant submits that he has submitted the entire documents which he has with him at present and he requests this Bench to take a final decision on the basis of the documents submitted by him today.

The respondent is absent but as a recourse to natural justice, he is given an opportunity to be present for the last time on the next date of hearing or submitting a written notes of argument for a final decision to be taken in this regard. This Bench further directs both the complainant and the respondent to sit together and settle the issue on a mutual basis as the learned counsel for the complainant submits that a total sum of around Rs.7.00 lakh has been refunded by the respondent to the complainant. It is expected that the respondent shall refund the entire principal amount within a period of one month from today before the matter is taken up for further hearing.

Put up this case on 15.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar