**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Inquiry Commissioner, Shri Sanjaya Kumar Singh, RERA, Bihar.**

**RERA/CC/481/2025**

Nawneet Kumar .... Complainant

Versus

M/s Milan Deep Construction Pvt. Ltd. .... Respondent

Project: **SINGH MANSION**

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

**22.09.2026** **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Shashank Shekhar appears on behalf of the complainant. Nobody appears on behalf of the respondent.

2. Learned counsel for the complainant reiterates his earlier statement made during the earlier date of hearing held on 08.07.2026. He also submits that the respondent has been absent not only on both the dates of hearing held in this Court but also throughout the conciliation proceedings which has been going on from January, 2026 onwards. He, therefore, requests for a strict direction to be given to the respondent for ensuring his presence.

3 When enquired regarding the status of the impugned project, he submits that the project is in an incomplete stage. When enquired about the payment made by the complainant against the consideration amount, he submits that the complainant has paid Rs.12,38,400/- against the total consideration amount of Rs.30,96,000/- which is approximately 40% of the total amount.

4. The Bench observes that the complainant has made payment of only 40% of the total amount and the project is still in an incomplete stage. The Bench, therefore, enquired for the justification from the complainant regarding asking for possession of the booked flat. Learned counsel for the complainant submits that he acknowledges the fact that the flat is still in an incomplete stage. The Bench observes further that the complainant should give a rethinking to the demand made in the complaint petition and come with a specific request before the Bench – whether he still continues to remain with his earlier demand of getting possession of the flat or whether he wishes to

change his demand and is willing to make a request for refund of the paid amount along with interest as per the provisions of law.

5. Learned counsel for the complainant requests for some more time to be given to him so that he comes with a proper reply after discussion with his client. Time, so sought, is allowed.

6. Learned counsel for the complainant is further directed to take out a publication in the newspaper for ensuring the presence of the respondent.

Put up for hearing on 22.10.2026.

Sd/-

**(Sanjaya Kumar Singh)**
**Inquiry Commissioner**
**RERA, Bihar**