REAL 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

29/07/2026 **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 the complainant had booked a plot in the said project for a total consideration amount of Rs.7.77 lakh, out of which the complainant had paid a total amount of Rs.5.03 lakh. He further submits that the respondent has refunded a total amount of Rs.1.50 lakh till date but still a total amount of Rs.3.53 lakh is outstanding against the respondent. He, therefore, prays for a direction to the respondent to refund the remaining amount of Rs.3.53 lakh to the complainant along with interest as per the provisions of law.

From the record, it appears that the respondent has been absent throughout the proceedings. Hence, the complainant is directed to get a publication in the newspaper for ensuring the presence of the respondent.

It is made clear that even after publication in the newspaper if the respondent remains absent on the next date of hearing, this matter will be disposed of by this Bench on the basis of material available on record.

In compliance of the order dated 07.07.2026 a report has been submitted by O.S., Registration Wing on 28.07.2026 stating therein that no project in the name of Gokuldham (Saran Sonepur) has been launched by the respondent company and also has not been registered with RERA. He has also stated that an Agent registration was made by RERA in the name of Mr. Sumit Kumar vide RERA Registration No. BRERAA70131/44/A-467/2022 dated 08.08.2022.

From the record, it is established that the respondent has taken money for booking of a plot in the said project and the said booking was done without registration with RERA. Hence, the Registration Wing is directed to initiate a suo motu case against the respondent for violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Put up this case on 16.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar