REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 201/2023

RERA/CC/667/2019

Laxman Singh ……Complainant/ Executant

Vs

M/s Sri Anuanand Construction Pvt. Ltd. …..Respondent

Project: Mohindra Villa

Present: For Complainant: Mr. Isha, Advocate
For Respondent: None

31/07/2026 **PROCEEDING**

Hearing taken up. Mr. Isha, learned counsel for the complainant/ executant is present. The respondent is absent.

Learned counsel for the complainant reiterates his earlier statement made during the hearing held on 25.06.2026. He also submits that during the earlier hearing, the executant had referred to an order passed by the learned Civil Court (Sub Judge XI) for handing over the possession of Flat No. 203 pertaining to a co-sharer of the present landowner. The said flat was handed over as a landowner to the complainant Charanjit Arora. The present case is also similarly placed and Flat No. 403 has been allotted by Mr. Bimal Kumar, Managing Director of the respondent company vide his letter no.02/2019 dated 11.11.2019 in the impugned project. He submits that still the respondent has been putting a lock in the said flat and nobody is presently residing in the said flat. He, therefore, prays for handing over of the possession of impugned Flat No.403.

On the previous date, this Bench had directed the respondent to handover the possession of the said flat in favour of the complainant but no action has been taken by him which is a clear manifestation of recalcitrant attitude on the part of the respondent. Hence, the respondent is asked to show cause as to why following penal action be not taken against him, namely

(i) Freezing of the Bank account.
(ii) Imposing penalty u/s 63 of the RERA Act, 2016.
(iii) Debarring the respondent from getting future registration with RERA favour of the complainant.

The respondent is, therefore, directed to be present positively on the next date of hearing, failing which the Bench shall be constrained to take a final decision and pass an order in this matter.

Put up this case on 18.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar