REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/357/2025

Santosh Kumar ……Complainant

Vs

M/s MBR Niwas Pvt. Ltd. …..Respondent

Project: Ashok Nibha Abhishek Apartment

Present: For Complainant: Mr. Sumit Kumar, Advocate
For Respondent: Mr. Manoj Thakur, Director

14/07/2026 **PROCEEDING**

Hearing taken up. Mr. Sumit Kumar, learned counsel for the complainant is present. Mr. Manoj Thakur, the Director of the respondent company is also present in person.

Learned counsel for the complainant submits that as per the direction he is almost ready with the written notes of argument and shall positively file the same very shortly.

The Director of the respondent company submits that the allegation of the complainant during the earlier hearing held on 11.06.2026 regarding an undertaking given by him (respondent) for payment of the due amount of Rs.70.00 lakh by March, 2026 and on failure of which he (respondent) had agreed to execute the sale deed of the flat measuring total area of 2036 sq.ft. in favour of the complainant is completely fabricated and false. The entire undertaking has been fabricated as it is a forged document, which has been submitted by the learned counsel for the complainant. On the contrary, the fact is that Mr. Santosh Kumar, who was owning a plywood shop and who had supplied plywood to the respondent, had some due amount regarding payment of the material given by him. Later the entire payment of the complainant has been cleared by the respondent some 4-5 months back. He also submits that the complainant has under his signature remitted on a stamp paper of Rs.1000/- denomination mentioning therein that he has received all due amount from the respondent and there is no money left to be paid to him. When directed to submit the said paper, the Director of the respondent company submits that he shall file the same with all other relevant documents on the next date of hearing.

The respondent is strictly directed to file a written reply with all relevant documents in his favour on the next date of hearing.

Learned counsel for the complainant is also directed to file written notes of argument as soon as possible, after which final decision shall be taken in this matter.

It is made clear that the next date of hearing shall be final date of hearing after which final decision shall be taken in this matter.

Put up this case on 05.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar