REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/401/2025, 404/2025, 413/2025

Ranju Sinha/ Ritesh Kumar & Sanjeev Kumar/ Sanju Kumari & Ashwani Kumar ……Complainants

Vs

M/s Mangalam Homes (India) Pvt. Ltd. …..Respondent

Project: Sri Om Prakash Singh Enclave

Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate
For Respondent: None

17/06/2026 **PROCEEDING**

Hearing taken up. Mr. Abhinay Priyadarshi, learned counsel for the complainants is present. The respondent is absent.

Learned counsel for the complainants submits that in compliance of the direction of this Bench he verified whether any third party right has been created over the flat booked by the complainants and to his utter disappointment he found that the respondent has created a third party right and has sold the booked flat to another person, namely, Sneh Bharti for Flat No.402 and Poonam Saran for flat No.401. He also submits that in compliance of the direction of this Bench, a publication in the newspaper has been made but despite the publication and regular persuasion from the office of the Authority, the respondent has not bothered to appear before this Bench. In such a case, he requests for strict direction to the respondent.

When enquired as to what is the next course of action which the complainants are willing to be taken, whether he wishes to modify his request and demand for a refund of the paid amount along with interest as per the provisions of law, he submits that he has sought instructions from his client i.e. the complainants and he wishes to file a title suit before the Civil Court for cancellation of third party right illegally created by the respondent despite accepting a sum of over 80% of the total consideration amount and also without giving any notice as required under the provisions of the Act.

Learned counsel for the complainants is directed to file a written notes of argument outlining the details therein as submitted by him today for proper appreciation of this Bench so that the final decision may accordingly be taken in this regard.

Meanwhile, as a last indulgence, a final opportunity is also given to the respondent to file a written notes of argument on his behalf within a period of 15 days from today.

Order is reserved.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar