REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 408/2023

RERA/CC/1131/2021

Binod Kumar ……Complainant/ Executant

Vs

M/s Nissa Realtors Pvt. Ltd. …..Respondent

Project: Ghar Apna

Present: For Complainant: Mr. Manish Chandra Narayan, Adv.
For Respondent: None

10/07/2026 **PROCEEDING**

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

Learned counsel for the complainant submits that the respondent has regularly been absent and requests this Bench to take a final decision against the respondent for not appearing and not complying with the order of the Authority.

Learned counsel for the complainant seeks permission of this Bench to directly move the learned Civil Court for getting the said possession vacated because he is highly apprehensive that the respondent shall ever take any such action in compliance of the order of the Authority. He also requests for strict penal action to be taken against the respondent. The complainant is at liberty to move the learned Civil Court for redressal of his grievances.

Perused the record of the case. It is observed that there have been a number of hearings from 2024 onwards in the court of learned Special Presiding Officer and also this Bench. This is the third consecutive date of hearing when the respondent has been absent. This shows his deliberate negligence towards ensuring compliance of the order of the Authority and also reflects an utterly recalcitrant attitude on the part of the respondent. The respondent is, therefore, directed to show cause as to why:

(i) The Bank account of the respondent be not freezed.
(ii) The respondent company be not blacklisted.
(iii) The matter be not referred to the Economic Offence Unit (EOU) for action against the respondent for illegally drawing the benefit out of the money given to him by the complainant.
(iv) The matter be not referred to the Enforcement Directorate for taking action against the respondent as it is a clear case of money laundering committed by the respondent for misusing the money collected by him and investing the same for a different purpose.

(v) Penalty u/s 63 of the RERA Act, 2016 be not imposed against the respondent.

(vi) Debarring the respondent from future registration with RERA be not done.

Learned counsel for the complainant/ executant is directed to file a written notes of argument before the next date of hearing.

Put up this case on 14.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar