

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/425/2024**

**Arun Kumar Singh**

**.....Complainant**

**Vs**

**M/s Grah Aarambh Developers Pvt. Ltd.**

**.....Respondent**

**Project: Sports City**

**Present: For Complainant: Mr. Bishwajeet Kumar, Advocate  
For Respondent: None**

**19/01/2026**

**INTERIM ORDER**

The matter was last heard on 12.11.2025 when Mr. Bishwajeet Kumar, learned counsel for the complainant was present. None has appeared on behalf of the respondent.

The respondent was given a final opportunity to file written notes of argument on his behalf within seven days vide interim order dated 12.11.2025 but he has failed to furnish any document in this regard.

On perusal of the record it becomes clear that despite umpteen opportunities given to the respondent, he has failed to appear before this court and file written notes of argument. It, therefore, seems imperative to take strict legal action against the respondent concerned. However, as a recourse to natural justice, the respondent is hereby directed to show cause as to why the following action should not be taken against him for utter disregard of the order passed by the Authority in this case. The details of action to be taken against the respondent for which he is required to file a show cause within 15 days of passing of this order are given hereinbelow:

- (i) Freezing of the entire Bank account of the respondent company.
- (ii) Imposition of penalty of 5% of the estimated cost of the impugned project (Sports City) u/s 63 of the Real Estate (Regulation and Development) Act, 2016.
- (iii) Blacklisting the respondent company.
- (iv) Debarring the respondent from getting future registration from RERA along with display on the RERA website regarding the above debarment.
- (v) Complete ban on the registration of any of the flats of the impugned project.
- (vi) Necessary action for realisation of the due amount along with interest under the provisions of Section 40 of the Real Estate (Regulation and Development) Act, 2016.

The complainant is directed to furnish the details of all the Bank accounts of the respondent company so that his account may be freezed.

Office is directed to upload this order on the RERA website as well for information to all concerned.

Put up this case on 19.02.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar