REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/481/2025

Nawneet Kumar .... Complainant

Versus

M/s Milan Deep Construction Private Limited .... Respondent

Project: **SINGH MANSION**

Present: For Complainant: Mr. Shashank Shekhar, Advocate
For Respondent: None

08.07.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Shashank Shekhar appears on behalf of the complainant. Nobody appears on behalf of the respondent.

2. Learned counsel for the complainant submits that this case has emanated from a long-drawn conciliation proceeding which failed on account of non-cooperative attitude of the respondent who, despite a telephonic conversation in which the respondent was directed to appear before the Conciliation Bench, deliberately chose to be absent for intention best known to him. He, therefore, requests for a direction to the respondent to appear positively before this Court. He also submits that the present project named 'Singh Mansion' was initiated in 2022 but the construction of the flat was left in an abandoned state by the respondent –promoter (M/s Milan Deep Construction Private Limited).

3. Learned counsel for the complainant also submits that the complainant had booked Deluxe Flat No.104. 3BHK + 2T on 1st Floor having a total area of 1285 sq. ft. with one reserved car parking space in the impugned project 'Singh Mansion' for a total consideration amount of Rs.30,96,000/- out of which the complainant has paid Rs.12,38,400/- but despite having paid approximately 40% of the total amount, the project has neither been constructed till date nor has there been any communication from the respondent regarding payment of any additional amount pertaining to the construction of the project. A registered agreement for sale was executed between the respondent and the complainant on 29.01.2022. He also submits that the respondent has violated the terms and conditions of the registered agreement for sale and also the provisions of the Real Estate (Regulation and Development) Act, 2016. The complainant has been visiting the site on a

regular basis and found, to his utter dismay, that the said project is lying abandoned for the last one year. He, therefore, requests for a direction to the respondent to complete the project in question in all respect and hand over the possession of the booked flat to the complainant. The complainant is ready to make payment of the entire remaining amount to the respondent pertaining to the said flat as per the terms and conditions laid in the Agreement for Sale.

4. Issue notice to the respondent to appear either in person or through his authorized representative on the next date of hearing.

Put up for hearing on 30.07.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar