IN THE HIGH COURT OF JUDICATURE AT PATNA
Miscellaneous Jurisdiction Case No.903 of 2025
In
Civil Writ Jurisdiction Case No.16141 of 2024

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Kumari Sunita Sharan @ Sunita Sharan W/o- Late K.K. Mishra R/o- House No.- 11/122, Kankarbagh Colony, Patna, P.S.- Kankarbagh District- Patna.

... ... Petitioner/s

Versus

1. The State of Bihar through the Collector, Patna Mr. Dr. Chandrashekhar Singh.
2. The Collector, Patna, Mr. Dr. Chandrashekhar Singh.
3. The District Certificate Officer, Patna, Not known.
4. The Authorize Officer, Real Estate Regulatory Authority, Patna, Mr. Vivek Kumar Singh.
5. M/s Grih Vatika Homes Pvt. Ltd., through its Managing Director Ranjit Kumar Jha having its office at A.N. Path North S.K. Puri, Boring Road, Patna.
6. Ranjit Kumar Jha, S/o- Prem Kumar Jha Managing Director, M/s Grih Vatika Homes Pvt. Ltd., R/o- Flat No.- 2/A, Chandapuri Enclave, Road No.- 6, Distt. - Patna.
7. Anita Kumari, W/o- Ranjit Kumar Jha Director of M/s Grih Vatika Homes Pvt. Ltd. having its office at A.N. Path North S.K. Puri, Boring Road, Patna.

... ... Opposite Party/s

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Appearance :
For the Petitioner/s : Mr. Ranjan Kumar Srivastava, Advocate
For the Opposite Party/s : Mr. Kumar Alok, Standing Counsel 7
For the RERA : Mr. Jainandra Kumar, Advocate

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CORAM: HONOURABLE MR. JUSTICE RAJIV ROY

ORAL ORDER

3 21-08-2026 Heard Mr. Ranjan Kumar Srivastava, learned counsel for the petitioner, Mr. Kumar Alok, learned SC-7 and Mr. Jainandra Kumar representing the Real Estate Regulatory Authority (henceforth for short, ‘the RERA’), Patna.

2. The present petition has been preferred for the

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following relief(s):

"for initiation of contempt proceeding against the contemnors/opposite parties for their willful disobedience of the order dated 24.10.2024 passed in CWJC No. 16141 of 2024."

3. A show-cause of the opposite party no. 3, the Certificate Officer, 'RERA', Patna has come and paragraph nos. 9 and 10 record as under:

9. *That, further it is submitted that through order dated 05.02.2026 in Certificate Case no. 878/2024-2025 (related to Execution Case no. 273/2022), the land Khata-6, Khasra no. 443, area 4.6854 Decimal was purchased by certificate debtor M/s Grih Vatika Homes Private Limited's Director Mr. Ranjeet Kumar Jha and Mrs. Khushboo Jha which is situated in Mauza- Rajapur, Halka- Rajapur, Revenue Police Station no. 9/3, Circle and Subdivision Patna Sadar, District- Patna, vide sale deed no. 2116, dated 31/10/2018 and which, has been*

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attached under the provisions of Bihar and Orissa Public Demand Recovery Act 1914 in order to facilitate the refund of amount payable by certificate debtor Mr. Ranjeet Kumar Jha and Mrs. Khushboo Jha to the home buyer including the petitioner in the instant case as well and in other matters related to M/s Grih Vatika Homes Private Limited.

***10**. That, it is thus stated that every endeavour has been undertaken for compliance of the order dated 24.10.2024 and is in process for compliance of the order in order to recover the recovery amount."*

4. Learned counsel for the petitioner submits that some time-frame is required so that the hard earned money of the lady goes back to her coffers.

5. Learned counsel for the State, Mr. Kumar Alok submits that all the possible steps are being taken but it takes some time.

6. Both parties have made genuine submissions. Although the process may take some time, the opposite

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party will have to realize that the lady's hard-earned money has been taken away. Accordingly, the further process may be expedited, and this Court expects that, by 31st March 2027, the money will be credited to the lady's bank account."

7. The present contempt petition stands disposed of granting liberty to the petitioner to move afresh if the opposite party fails to act in the matter.

(Rajiv Roy, J)

Adnan/-

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