REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/522/2025

Ankita Kumari & Dhananjay Tiwari …...Complainant

Vs

M/s Anuanand Construction Pvt. Ltd. ……Respondent

Project: Sai Enclave Capital

Present: For Complainant: Mr. Ishtiyaque Hussain, Advocate
For Respondent: None

29/10/2026 **PROCEEDING**

Hearing taken up. Mr. Ishtiyaaque Hussain, learned counsel for the complainant is present. The respondent is absent.

Learned counsel for the complainant submits that the complainant had booked flat No. 404 in Block-K in the project named Sai Enclave Capital Centre developed by the respondent promoter. He further submits that a total amount of Rs.5.00 lakh has been paid to the respondent and till date an amount of Rs.3.23 lakh has been refunded to the complainant. Still an amount of Rs.1.77 lakh remains to be refunded to the complainant. He, therefore, requests for a direction to the respondent to refund the entire principal amount along with interest as per the provisions of law.

Learned counsel for the complainant submits that this is the 6th date of hearing including today and the respondent has appeared before the court on the earlier hearing held on 14.07.2026 but despite assurances he has not refunded the remaining amount of Rs.1.77 lakh to the complainant. He, therefore, requests for a final order to be passed in this case.

Learned counsel for the complainant is directed to file a written notes of argument on his behalf submitting the details of payment through Bank statement or money receipt given to the complainant by the respondent within a period of 20 days from today. The respondent is also directed to file a written notes of argument on his behalf within the said period of 20 days, failing which final decision shall be taken in this regard.

Order is reserved. Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar