REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/61/2025

Sunita Kumari ……Complainant

Vs

M/s Aditya Bhaskar Infra & Services Pvt. Ltd. ……Respondent

Project: Sundar City, Phase-II

Present: For Complainant: Mr. Anant Kumar, Advocate
For Respondent: Mr. Binod Kumar Sinha, Advocate

29/10/2026 **PROCEEDING**

Hearing taken up. Mr. Anant Kumar, Junior to Mr. Amarnath Kumar, who is the learned counsel for the complainant is present. Mr. Binod Kumar Sinha, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that he is appearing on behalf of the respondent without a Vakalatnama as his client is out of station and he assures to furnish a valid Vakalatnama on the next date of hearing.

Learned counsel for the complainant submits that he has taken out a publication in the newspaper but now that the learned counsel for the respondent is present, hence the same becomes redundant.

Learned counsel for the respondent requests for a soft or hard copy of the complaint petition to be given to him so that he comes prepared with the written reply on the next date of hearing.

Learned counsel for the complainant is directed to furnish a soft or hard copy of the complaint petition to the learned counsel for the respondent.

On perusal of the complaint petition in the record, it appears that the complaint has been filed for transfer of the absolute ownership and handing over the possession of the plot No.P-28 having an area of 1500 sq.ft. in Sundar City, Phase-II, which is a project being developed at Bihta. On perusal of the complaint petition, it also appears that the said project has been registered with RERA vide Registration No.BRERAP00933-3/1087/R-923/2020. However, whether the said project is still in existence or not has not been disclosed in the complaint petition. On perusal of the complaint petition, it is further mentioned that an agreement for sale dated 17.02.2019 has been executed in favour of the complainant and the complainant has paid the total amount of Rs.6.81 lakh which is almost the entire consideration amount with regard to the said property.

Learned counsel for the respondent is directed to study the matter in details and file a written submission as to why despite a lapse of over five years from the date of agreement for sale and also despite having received almost the entire consideration amount, the said booked land has not been handed over to the complainant. The respondent is further directed to look into the details of the complaint petition and submit a reply wherein the demand of the complainant is for refund of the entire principal amount along with the interest.

Put up this case on 05.01.2027 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar