

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Full Bench of Hon'ble Chairman, Mr. Vivek Kumar Singh & Hon'ble Members  
Mrs. Nupur Banerjee & Mr. S.D. Jha, RERA Bihar.**

**RERA/CC/269/2024**

**Vivekanand ... .... Complainant**

**Vs**

**M/s Sri Anuanand Construction Pvt. Ltd. ....Respondent**

**Project: Sai Enclave, Block-I**

**Present: For the Complainant: Shri Vishwas Vijeta, Advocate**

**For the Respondent: None.**

**PROCEEDING**

19.06.2024 Hearing taken up. Shri Vishwas Vijeta, learned counsel for complainant is present. Respondent is absent.

The complaint was filed on 29<sup>th</sup> May, 2024. Shri Vishwas Vijeta, learned counsel submits that the complainant booked a flat in the project "Sai Enclave, Block-I" which Agreement for sale was registered on 09.09.2016 with the respondent company for the consideration money of Rs. 32,20,000/- out of which Rs. 23,75,000/- has been paid till 15.11.2016/-. Now he requests for possession of flat as same is not handed over till date. The learned counsel for the complainant further submits that subsequent to execution of Agreement for sale, he came to know that the said flat was allotted to other person namely Vinita Kumari Pandey without any cancellation of registered deed executed by respondent in his favour. He further submits that 42 allottees of this Block have filed a case before the Patna High Court. He also submits that he will file written submission/ rejoinder within two weeks, which is allowed. He further submits that a copy of the complaint petition has already been sent to the respondent on his mail.

The Authority notes the submissions and directs complainant to file written submission/ rejoinder within two weeks with a copy to the respondent. The respondent is directed to file counter within a week thereafter.

Learned counsel for complainant further request to direct the respondent not to execute any conveyance deed in respect of the plot no. 606 till further orders for which Authority observes that the same cannot be considered at this stage.

Put up for hearing on 31.07.2024.

Sd/-  
S.D. Jha  
Member

Sd/-  
Nupur Banerjee  
Member

Sd/-  
Vivek Kumar Singh  
Chairman