

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR
RERA/CC/371/2024

Naresh Prasad Pal and Others **Complainants**

Vs

M/s R.R. Builders and Developers **Respondent**

Project: Tower No.8

Present: For the Complainants: Mr. Ishtiyaque Hussain, Advocate
For the Respondent: Mr. Rahul Kumar, Advocate

17.06.2026

ORDER

Heard Mr. Ishtiyaque Hussain, learned counsel appearing for the complainants and Mr Rahul Kumar, learned counsel appearing on behalf of the respondent.

2. The complainants have filed this case for issuance of direction to the respondent/promoter to hand over three flats to them and also to pay compensation of Rs.15,00,000/- for causing mental harassment and, further, for issuance of direction to the Registrar of the Registry Office, Danapur/Patna not to execute/accept sale deed of any of the allottees of the Apartment in question.

3. The case of the complainants is that the complainants and the respondents have entered into an agreement for three flats, but it has not been handed over to the complainants till date.

4. Learned counsel for the respondent has appeared and filed a reply stating therein that the respondent has handed over the aforesaid flats to the complainants as per the agreement and there is no liability on the respondent. Possession letter has also been produced by the respondent, which is available on the record.

5. Learned counsel for the complainants also admitted the fact that the complainants have got the possession of the aforesaid flats.

6. Having heard learned counsel for both the sides and considering the aforesaid facts and circumstances, it appears that the main grievance of the complainants for possession of the concerned flats has been redressed.

7. This case is thus disposed of with a liberty to the complainants, if so advised, to file a case for other reliefs with respect to compensation before the Adjudicating Officer, RERA, Bihar.

Sd/-

(Vinod Kumar Tiwari)
Special Presiding Officer,
RERA, Bihar