

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR

RERA/CC/354/2024
RERA/AO/94/2024

Gopal Ranjan **Complainant**

Vs

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

Project: SAI ENCLAVE

Present: For the Complainant: In person
For the Respondent: None

01.07.2026

ORDER

Although complainant is himself present, yet there is no representation from the respondent's side.

2. The complainant has filed this case for compensation of Rs.36,000/- per month with effect from May, 2019 till possession to be given by the builder on the same interest as demanded by the builder on delayed payments by the flat buyers and early completion of Block-H with all amenities.

3. The complainant's case is that he had booked a flat, bearing Flat No. 804, in Block-H of the project named "Sai Enclave" promoted by the respondent-Anuanand Construction Pvt. Ltd. on 23.08.2016 for a total consideration amount of Rs.24,00,000/-. He has already paid Rs.2,50,000/- on 23.08.2016 and Rs.21,50,000/- through State Bank of India by way of loan through DD No.547135. The Company has issued money receipt in lieu of the above payments. However, possession has not been given to the complainant till date.

4. Despite last opportunity given to the respondent, he has chosen not to appear and hence, this case was fixed for *ex parte* hearing today.

5. Heard the complainant, who is himself present. Perused the records. After perusal of the records, it appears that the complainant has come before the Adjudicating Officer for compensation without demanding possession of the flat before the Authority and it is not clear as to when and under what circumstances possession will be given to the complainant, including all amenities. The relief of possession can only be decided by the Authority and after that the complainant may come for compensation before the Adjudicating Officer. Moreover, the complainant has not filed any Agreement for Sale to show what was the terms and conditions of the agreement.

6. As such, this case is hereby dismissed with liberty to the complainant to firstly file a fresh case for possession, including other reliefs, before the Authority and then he may demand and/or come for compensation before the Adjudicating Officer.

Sd/-

(Vinod Kumar Tiwari)
Adjudicating Officer
RERA, Bihar