

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr.Ved Prakash,
Special Presiding Officer

RERA/CC/230/2025

Ravinandan Prasad Verma

....Complainant(s)

Vs

M/s Sri Anuanand Construction Pvt. Ltd.
PROJECT- Sai Enclave

....Respondent

For the complainant:

Mr.Sharad Shekhar(Advocate)

Mr.Mukesh Kumar (Advocates)

For the respondent:

None

24.08.2026

ORDER

Hearing is taken up. Shri Sharad Shekhar and Mr. Mukesh Kumar, both learned counsels appear on behalf of respondent, but none is present on behalf of complainant.

2. Learned counsel for complainant submits that the present complaint case has been filed by the complainant for a direction to the respondent promoter to complete the project- Sai Enclave and deliver possession of flat No.101 in Block J to the complainant.

3. Learned counsel for the complainant submits that the complainant booked a Flat no. 101 having area of 1550 Square Feet on first floor in Block J of the project- Sai Enclave, for consideration of Rs 38,50,000/-, out of which the complainant paid the total sum of Rs. 34,05,025/- to the respondent (Annexure -1 Series). Learned counsel further submits that even after a lapse of more than 9 years of stipulated time, the respondent has neither given physical possession of the said Flat nor has executed sale deed in favour of the complainant inspite of execution of deed of agreement for sale dated 02.12.2014 and filling up booking request form(Annexure 1 & 2). It is further alleged that the respondent had given assurance to provide a well planned society with the facilities of good drainage system, electricity connection etc as per the brochure of the proposed project, but the respondent has not yet completed the project and has also not submitted completion certificate to the complainant. Hence, the respondent promoter may be directed to complete the project

and provide all the amenities as per the specifications of brochure and to handover the physical possession of Flat no 101, Block J on first floor of the project, Sai Enclave and also to execute absolute sale deed in favour of the complainant with respect to the said Flat no 101.

4. Neither the representation has not taken pain to appear and file reply to defend the allegations nor has controverted the payment of principal amount Rs.34, 05,025 /- out of consideration Rs.38.50,000/- by the complainant to the respondent.

5. Considering the averments made on behalf of complainant as well as on going through the record, the Bench observes that admittedly the complainant has booked Flat no. 101 in Block J of the project-Sai Enclave and has paid the total sum of Rs. 34, 05,025/- to the respondent and the complainant has filed on record the money receipts and bank statement to show that he has actually paid the said amount to purchase the said Flat no. 101(Annexure -1 to 3 sries). It is also evidently clear from the record that the project is not completed to the full satisfaction of the complainant. It also appears that the respondent has not completed the works with respect to the amenities of the project .

6. In the backdrop of the averments made on behalf of complainant as well as on the basis of what has been discussed above, the Bench/Authority hereby directs the respondent company through its Director, Shri Bimal Kumar to complete the project with all amenities and handover the physical possession of Flat no. 101 in Block J having area 1550 Square Feet along with car parking space in the ground floor and also to execute the absolute sale deed in favour of the complainant after receiving remaining consideration and applicable GST. It is further directed that the whole exercise must be completed within 60 days of the present order.

7. The complainant, if advised may file separate case before the Adjudicating Officer, RERA, Bihar for compensation.

With these observations / directions, this complaint case is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer