

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR
RERA/CC/ 182/2022

Raja Ram Prasad

----- Complainant

Vs

M/s Shri Anuanand Construction Pvt. Ltd.

-----Respondent

Project: SAI ENCLAVE

28/04/2026

ORDER

The complainant has filed this case for peaceful possession of flat and enjoyment of car parking area along with rectification of the other structural defects. It is also for compensation for mental agony and harassment.

2. The complainant case in brief is that he purchased a flat from respondent through Absolute Sale Deed in continuance of agreement for sale. As per agreement, car parking space was to be provided with all amenities. As per the respondent, about the car parking, it is neither described in the Absolute Sale Deed nor he has given the same even after executing the Absolute Sale deed.

3. The respondent has not appeared; hence the record has proceeded ex-parte. After perusal of record it appears that initially altogether nine complainants had filed this complaint case but after order dated 10.09.2024, this case is running only for complainant no. 1 i.e. Raja Ram Prasad. It is admitted fact by the complainant

that there is no any description in the Absolute Sale Deed, so this grievance cannot be raised after execution of the Absolute Sale deed, which is not part of the Absolute Sale Deed. No one can be allowed to go beyond the registered Absolute Sale Deed. So far other defects are concerned, the complainant has not brought any evidence for the same and as such, this case is dismissed.

Sd/-

(Vinod Kumar Tiwari)
Special Presiding Officer
RERA, Bihar