

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

RERA/CC/20/2026

Abhishek Kumar

....Complainant(s)

Vs

M/s Shree Lok Nath Baba Homes. Pvt. Ltd.
PROJECT- Sarvayoni City

....Respondent

For the complainant:

In Person

For the respondent :

Mr. Sumit Kumar (Adv.)

09.06.2026

O R D E R

The complainant and Shri Sumit Kumar, learned counsel on behalf of respondent are present.

2. The complainant appearing in person submits that he entered into an agreement for sale on 10.11.2020 with the respondent promoter for purchase of flat no. 802 having super built up area 1462 sq. ft and carpet area 861 sq. ft. situated at Mauza- Lakhani Bigha, Pargana, Thana – Danapur, Sub-registry – Danapur, Patna, Tauzi no. 5195, Thana no. 41, Khata no. 245, 247, 170, Survey plot no. 269, 259, 254 and 255.. When asked for registry, the respondent promoter informed the complainant that he would have to pay Rs. 2,70,000/- more for the increased super built up area.

3. The Bench, after hearing both the parties on 17.04.2026, observed that the respondent promoter is ready to execute sale deed on payment of Rs. 2,70,000/- for excess area if 108 sq ft in Balcony.

4. The complainant has filed an application dated 17.04.2026 seeking direction upon the respondent promoter to execute registered sale deed with respect to the Flat no. 802 in the said project, Sarvayoni City of the respondent.

5. After hearing the parties and on going through the record, the Bench observes that the respondent promoter has already executed an Absolute

Sale Deed bearing no. 5457 dated 08.05.2026 with respect to flat no. 802 in Block –A of the above project of the respondent.

6. Considering the submissions advanced on behalf of the parties as well on going through the documents available on record, the Bench/Authority finds that the issues involved in the complaint case has been settled with the execution of sale deed. Nothing remains to be adjudicated upon afresh. In this view of the matter, there is no need to continue the present case.

With these observations, this complaint case is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer