

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/209/2024

Prafull Chand

.....Complainant

Vs

M/s Ashirwad Engicon Pvt. Ltd.

.....Respondent

Project: IOB Galaxy

Present: For Complainant: None

For Respondent: Mr. Ishtiyaque Hussain, Advocate

29/05/2026

INTERIM ORDER

The matter was last heard on 03.02.2026 when the complainant was absent. Mr. Ishtiyaque Hussain, learned counsel for the respondent was present.

From the records, it appears that a written notes of argument has been filed on behalf of the complainant on 17.09.2025 wherein he has prayed for a direction to the respondent to hand over the possession of the flat booked by him but during the hearing held on 27.08.2025 learned counsel for the complainant has sought for a direction to the respondent to either hand over the possession of the committed flat or refund the entire money to the complainant along with interest as per the provisions of law. It also appears that during the hearing held on 03.02.2026 learned counsel for the respondent also submitted that due to paucity of fund and other constraints, the respondent is not in a position to construct the impugned project and hence, the respondent is ready to refund the entire amount paid by the complainant along with interest as per the provisions of law.

In the present circumstances, the complainant is directed to file a fresh written notes of argument specifically mentioning therein the prayer made along with an amendment petition in case he wishes to get the refund of the amount. He is also directed to file a copy of the order passed on 06.03.2024 in RERA/CC/541/2022 and RERA/CC/548/2022 in compliance of the direction of this Bench vide its interim order dated 04.12.2025. The respondent is also directed to file a written notes of argument in compliance of the direction of this Bench on 03.02.2026 before the next date of hearing.

Put up this case on 23.06.2026 for hearing.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar