

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

RERA/CC/217/2025

Vivek Kumar Rastogi

....Complainant(s)

Vs

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

....Respondent

For the complainant:

Mr. Rahul Kumar (Adv.)

For the respondent :

None

05.06.2026

O R D E R

Hearing is taken up. Shri Rahul Kumar, learned counsel on behalf of complainant is present, but the respondent is absent.

2. Learned counsel for complainant submits that the complainant entered into an Agreement for Sale dated 18.03.2015 with the respondent promoter for purchase of a Flat bearing no. 102 (3 BHK), in Block -F on 1st floor measuring super built up are 1600 sq. ft with one car parking space in the proposed project, Sai Enclave of the respondent company situated at Mustafapur, Revenue Danapur and present P.S. Khagaul, Sub-Division- Danapur, District- Patna for a total consideration of Rs, 35,00,000/- and as per schedule of payment the complainant paid the total consideration, but after a lapse of so many years, the respondent promoter has neither completed the project nor has delivered possession of flat for which an agreement for sale dated 18.03.2015 was executed between the parties.

3. There is no representation on the part of the respondent in this case. The respondent promoter has neither honoured the terms and agreement of sale executed between both the parties nor has delivered possession of flat no 102 in his project, Sai Enclave. Hence, the matter has to be decided on the basis of material available on record.

4. In the backdrop of the submissions made on behalf of complainant as well as on going through the record, it appears that the complainant has

paid the total consideration to the respondent, as per schedule of payments. It also appears that the respondent on one or the other ground delayed the delivery process of Flat no. 102 of his project, Sai Enclave. The respondent has completely failed to honour the commitments made to the complainant in an agreement for sale dated 18.03.2015. More than 8 years have elapsed since the date of an agreement for sale, despite payment of full consideration amount. Till date the complainant has been deprived of his rightful on Flat no. 102 in project, Sai Enclave of the respondent promoter.

5. In view of what has been discussed above, the Bench/Authority directs the respondent company through its Director, Shri Bimal Kumar to handover the physical possession of Flat no. 102 as early as possible, preferably within sixty days from the date of passing of the order.

6. The complainant, if so advised, shall be at liberty to press other claim(s), if any, which are in the nature of compensation before the Adjudicating Officer, RERA, Bihar.

With these observations / direction, the instant complaint case is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer