

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar**

RERA/CC/354/2025

Santosh Kumar

.....Complainant

Vs

M/s Sri Anuanand Construction Pvt. Ltd.

.....Respondent

Project: Sai Enclave

Present: For Complainant: Mr. Punit Kumar, Advocate

For Respondent: None

22/01/2026

ORDER

Hearing taken up. Mr. Punit Kumar, learned counsel for the complainant is present but the respondent is absent.

Learned counsel for the complainant submits that he is in knowledge of the fact that this case is being monitored by the Hon'ble High Court in C.W.J.C.No. 6154/2024 and accordingly, the respondent is in the process of completing the project as per the direction of the Hon'ble High Court. He further submits that despite the above, the respondent has not been complying with the direction of the Hon'ble High Court to the extent that Flat No. 402 Block-H against which the entire consideration amount of Rs.44.00 lakh has been paid to the respondent, the possession of the same has not been handed over to the complainant as yet. He also prays for a direction to the respondent to handover the possession of the same as soon as he completes construction of the said block and obtain a completion certificate pertaining to the same. He also requests for imposing a restriction on the respondent from creating any third party right in this particular flat (402).

Though the respondent is absent but in many such identical cases direction has been issued by this Bench vide orders on different dates. The respondent is directed to complete the construction of the impugned block especially Flat No.402 and handover the possession of the said flat to the complainant in accordance with the terms and conditions outlined in the agreement for sale. The respondent is also restricted from creating any third party right pertaining to this flat in question. He is also directed to initiate process of completing the construction and handing over the possession of the flat within a period of 60 days from today.

With the aforementioned direction, this case is disposed of.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar