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

**RERA/CC/225/2023**

Rakesh Kumar ....Complainant

Vs.

M/s Maa Tara Construction Developers Pvt. Ltd. ....Respondent

PROJECT- Maa Tara City –A, B

For the complainant: Mr.Jai Ram Singh, Advocate
For the respondent : Mr. Sumit Kumar, Advocate

**15.07.2026** **O R D E R**

Hearing is taken up. Learned counsels on behalf of both the parties are present.

2. Learned counsel for complainant submits that the complainant has filed this complaint case for execution of sale deed and delivery of possession. On 14.06.2018, as agreement for sale was duly executed between the complainant and the respondent for purchase of Flat no. 203 situated on 2nd floor, admeasuring approximately 1395 sq. ft of super built up area, along with one reserved car parking space on ground floor in the proposed project, namely, Maa Tara City, Block –A. The total consideration amount of the said flat was fixed at Rs. 40,00,000/-, out of which the complainant has paid a sum of Rs. 36,42,000/-, inclusive of applicable GST. In addition to that amount, the complainant paid further sum of Rs. 7,20,000/- by way of Housing Loan from LIC.

3. On the other hand, Shri Sumit Kumar, learned counsel appears on behalf of respondent and files on record the copy of Deed of Absolute Sale bearing no. 6978 executed 04.07.2026 with respect to the said property as aforesaid. However, no counter reply has been filed on behalf of respondent. There is no averment made on behalf of either side as to whether delivery of possession has been handed over to the complainant.

3. Considering the submissions made on behalf of the parties as well as on going through the documents available on record, it appears that with the execution of Absolute Sale Deed dated 04.07.2026, the main grievance of the complainant for which this complaint case has been filed has been redressed by the respondent. But the consequential prayer of the complainant was for delivery of possession. There is nothing on record to show that the delivery of physical possession has been handed over to the complainant.

4. In the backdrop of the facts and circumstances of the case, the Bench/Authority finds that the main relief relating to execution of registered sale deed of the said Flat has been granted and nothing remains to be adjudicated upon afresh. Accordingly, this complaint case is disposed of with direction to the respondent promoter to immediately handover the physical possession of the Flat no. 203 in the said project of the respondent, if the same has not yet been done.

With these observations/directions, this complaint case is disposed of.

**Sd/-**
**( Ved Prakash )**
Special Presiding Officer