

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/210/2025

Kumar Durga Ranjan

.....Complainant

Vs

M/s Anuanand Construction Pvt. Ltd.

.....Respondent

Project: Sai Enclave

**Present: For Complainant: Mr. Shailendra Kr. Singh, Advocate
For Respondent: None**

24/03/2026

ORDER

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

Learned counsel for the complainant submits that the complainant has already paid the entire due amount to the respondent who has accepted the same vide his letter dated 31.05.2019. An acknowledgement from the Managing Director of the respondent company has been given to the complainant, wherein he has accepted the full payment of Flat No.206, Block-C in the impugned project Sai Enclave. Learned counsel requests for a direction to the respondent for executing the sale deed in favour of the complainant and also for handing over the physical possession of the flat to him. He further requests for a restriction to be imposed on the sale of the said flat No. 206 Block-C to any other person except the complainant.

It is made clear during the hearing that the Hon'ble High Court is monitoring this case on a regular basis and has already passed an interim order dated 08.10.2025 passed in C.W.J.C.No. 6154/2024.

Perused the record. It has been found that acceptance has already been given regarding the payment made. Hence, the respondent is directed to handover the possession after completing the construction of the project and in the meanwhile, till it is done, a restriction is imposed on the sale of the flat to any other person except the complainant. Both the complainant and the respondent are directed to follow the directions of the Hon'ble High Court in C.W.J.C.No. 6154/2024.

With the aforementioned directions, this case is disposed of.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar