

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/208/2025

Vinit Kumar Rastogi

.....Complainant

Vs

M/s Sri Anuanand Construction Pvt. Ltd.

.....Respondent

Project: Sai Enclave

Present: For Complainant: Mr. Rahul Kumar, Advocate

For Respondent: None

24/03/2026

ORDER

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

Notice was issued to both the respondent and the complainant to be present before this Bench either in person or through their authorised representative today during the hearing held on 05.02.2026 but the respondent has not bothered to appear today and therefore, this court is left with no option but to pass a final order in this matter.

Learned counsel for the complainant submits that the complainant entered into an agreement for sale on 18.03.2015 with the respondent for purchase of a 2-BHK flat bearing Flat No.104 in Block D on 1st floor measuring super built-up area of 1100 sq.ft. with one car parking space and the complainant has already paid the entire due amount of Rs.25.00 lakh to the respondent but till date the possession of the flat was not handed over to the complainant. He 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.

It is made clear 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 the complainant has paid the entire consideration amount which has also been mentioned in the agreement for sale. 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