

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

RERA/CC/274/2024

Nitesh Mohan and Sonali Sinha Complainants

Vs.

M/s CHANAKYA REALITY Respondent

PROJECT: CHANAKYA CITY, BLOCK -B

For the Complainants: Mr. Ankit Kumar, Advocate

For the Respondent: None

24.04.2026

ORDER

Learned counsel Mr. Ankit Kumar on behalf the complainants is present but the respondent is absent.

2. Learned counsel for the complainant submits that on 21.08.2018 the complainants booked Flat no.404, having super built-up area of 1480 sq. ft., in Block - B along with car parking space on the ground floor in the project – Chanakya City, situated at Mauza – Sahjadpur, on main Gola Road, P.S. Danapur, District – Patna, on total consideration amount of Rs.42,50,000/- and thereafter a registered Agreement For Sale dated 23.08.2018 was executed between the complainant and the authorized partner of the respondent - company, namely, Mr. Mantu Kumar. He further submits that the complainant made payment of total consideration money of the flat and thereafter the respondent executed Deed of Absolute Sale on 11.12.2019, wherein, details of payment are incorporated, but till date delivery of possession of the flat has not been made by the respondent. Hence, the present complaint has been filed for a direction to the respondent to deliver possession of the flat to the complainant.

3. Perused the record including the earlier proceedings recorded in the case. The Bench observes that the respondent on getting the consideration money of the Flat no.404, having super built-up area of 1480 sq. ft., in Block - B along with car parking space on the ground floor in the project – Chanakya City, situated at Mauza – Sahjadpur, on main Gola Road, P.S. Danapur, District – Patna, executed registered sale deed on 11.12.2019, but

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even after passing of more than four years the respondent has not delivered possession of the flat. The Bench further observes that the respondent – promoter is not showing interest to appear in this case and file reply in spite of the fact that notice and reminder notice both were sent to the respondent to appear in this case and file his reply but neither he appeared nor filed reply. Hence, the Bench is left with no option but to pass the order on the basis of material available on the record as the case cannot be allowed to remain pending for an indefinite period.

4. In view of the aforesaid facts and the observations made above, the Bench directs the respondent – company and its authorized partner Sri Mantu Kumar, who executed the sale deed, to deliver possession of Flat no.404, having super built-up area of 1480 sq. ft., in Block - B along with car parking space on the ground floor in the project – Chanakya City, situated at Mauza – Sahjadpur, on main Gola Road, P.S. Danapur, District – Patna, completed in all respect within sixty days of this order.

With the aforesaid observations and direction, this case is disposed of.

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA, Bihar.