

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/335/2025

Rekha Devi

....

Complainant

Versus

Sri Anuanand Construction Private Limited

Respondent

Project: **SAI ENCLAVE**

Present: For Complainant: Mr. Bishwash Vijeta, Advocate

For Respondent: Mr. Mukul Kumar Singh, Advocate

21.01.2026

ORDER

1. Hearing taken up. Learned counsel Mr. Bishwash Vijeta appears on behalf of the complainant. Learned counsel Mr. Mukul Kumar Singh appears on behalf of the respondent.

2. Learned counsel for the complainant submits that the sale deed has already been executed in favour of the complainant but physical possession of Flat No.304, Block-H of the impugned project "Sai Enclave" has not been handed over and some of the works, as per agreement for sale, is still pending to be completed at the end of the respondent.

3. Learned counsel for the complainant appreciates the fact that other cases are being monitored by Hon'ble Patna High Court and also submits that the respondent is active in fulfillment of the directions given therein but physical possession of the said flat has not been handed over to her and the remaining work, as mentioned above, needs to be completed by the respondent.

4. Learned counsel for the respondent agrees to physically hand over the possession of the said flat after completing necessary gaps in the said flat as per the terms and conditions of the agreement for sale.

5. Perused the record and appreciated the submissions made by both the parties.

6. Since learned counsel for the complainant admits that the sale deed has already been executed in favour of the complainant, hence it is expected that the respondent shall comply with the terms and conditions, as outlined

in the agreement for sale, apart from handing over physical possession of the said flat to the concerned complainant.

7. The respondent is, therefore, directed to hand over physical possession of Flat No. 304 Block No.H of the impugned project “Sai Enclave” and complete the remaining work as per the terms and conditions as outlined in the agreement for sale within a period of 60 (sixty) days from today.

This case is, accordingly, disposed of with the above direction.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner