REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/356/2024

Indu Devi .... Complainant

Versus

M/s Maurya Vihar Builders and Construction Pvt. Ltd. .... Respondent

Project: **MAURYA KANAUJEE CITY BLOCK-B**

Present: For Complainant: Mr. Tarun Sagar, Advocate
For Respondent: Mr. Mukesh Kumar, Advocate

22.07.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Tarun Sagar appears on behalf of the complainant. Learned counsel Mr. Mukesh Kumar appears on behalf of the respondent.

2. Learned counsel for the complainant submits that the complainant had booked flat No.201 in the impugned project in the year 2015 and had paid over 50% of total consideration amount in the year 2016 but because of negligence on the part of the respondent-promoter to construct the project in time, the complainant could not pay the remaining amount as per the terms and conditions outlined in the agreement for sale. He, therefore, requests for a direction to the respondent to hand over the possession of the said flat and the complainant is ready to pay the remaining amount along with interest.

3. Learned counsel for the respondent submits that though initially the project could not be completed for various technical reasons and now the project has been completed but the complainant defaulted in payment of the due instalments. He further submits that considering the difficulties of the complainant, the respondent has been considerate enough to provide another similar flat in another project and the cost of the said flat has already been disclosed as Rs.59,00,000/- approximately.

4. Learned counsel for the complainant submits that the cost of another flat as quoted by the respondent is as per the current market rate and the respondent is not considering the hardship faced by the complainant who waited for an indefinite period after paying 50% of the consideration amount way back in the year 2016 itself.

5. Learned counsel for the respondent submits that the flat booked by the complainant has been sold to another party. When enquired –whether any cancellation notice has been given to the complainant, learned counsel for the respondent expresses his unawareness about the same.

6. Learned counsel for the complainant submits that no notice was given to the complainant before cancellation of booking of her flat.

7. Both the learned counsels are directed to sit together on a negotiation table and settle the matter mutually. Both of them are further directed to file a written updated status regarding the same.

Put up for hearing on 18.08.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar