

6. On perusal of the record, it is found that at page 10 of the agreement for sale, an acknowledgement of Rs.2 lakh has been made and it has also been mentioned that the remaining payment of Rs.18 lakh shall be made in 25 days.

7 Considering the request of the learned counsel for the complainant, the respondent is hereby restricted from creating any third party right against the flat in question and the respondent shall hand over the possession of the said flat as per the terms and conditions of the agreement for sale within sixty days from today in accordance with the order passed by the Hon'ble High Court in CWJC No. 6154 of 2024 (*Priti Swaraj & Ors. Vrs. The Union of India & Ors.*).

8. Accordingly, this Bench directs both the respondent as well as the complainant to abide by the directions given by the Hon'ble High Court vide its order dated 08.10.2025 passed in CWJC No. 6154 of 2024 and act accordingly as per the terms and conditions outlined in the agreement for sale executed between the complainant as well as the respondent.

With the above direction, this case is disposed of.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar