

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/505/2025

Smt. Rina Roy

....Complainant(s)

Vs

M/s Ghar Lakshmi Buildcon Pvt. Ltd.

....Respondent

PROJECT- Sarita Kunj Phase -I

For the complainant:

Mr. Sumit Kumar (Adv.)

For the respondent :

None

08.04.2026

28.04.2026

O R D E R

Shri Sumit Kumar, learned counsel on behalf of complainant is present, but none is present on behalf of respondent.

2. The complainant has filed this complaint case seeking delivery of possession of flat. The facts of the case is that the respondent promoter has already executed the absolute sale deed on 12.12.2023 in favour of the complainant, Smt. Rina Roy with respect to flat no. 107 in Block A on first floor, having built up area 945 sq. ft along with car parking space on ground floor in the project, Sarita Kunj, Phase -1 on consideration of Rs. 21,72,500/-. The complainant submits that she has already paid the total consideration money to the respondent promoter.

3. The learned counsel submits that the respondent is not completing the project and the flat 107 in the said project as a result thereof, the complainant is suffering an irreparable loss. Hence, the respondent promoter may be directed to complete the said project and flat of the complainant and handover delivery of actual physical possession of the flat no. 107 in the project in question.

4. In this case, the respondent neither appeared during the proceedings of the instant case nor did he file counter reply in support of his case. He always ignored the notices issued against him. Hence, it is deemed service on the respondent.

5. Taking into consideration the factual matrix of the case and also on the basis of material available on record, the Bench observes that the said project is not being completed due to latches on the part of the respondent promoter. Though an absolute sale deed with respect to flat no. 107 in the said project of the respondent was executed on 12.12.2023, the complainant is being deprived of actual physical possession of the said flat. In such view of the matter, the bench is left with no option but to direct the respondent promoter to complete the project, including the flat no. 107 of the complainant and hand over the possession of the same.

6. In the light of above discussion, this Bench hereby directs the respondent company through its Director, Shri Rahul Kumar to complete the project, Sarita Kunj, Phase -1 in all respect and thereafter handover the physical possession of flat no. 107 in Block A on first floor, having built-up area of 945 sq. ft along with car parking space on ground floor in the aforesaid project within a period of two months from the date of the order.

7. However, the complainant, if so advised, is at liberty to press other claim(s), if any, which are in the nature of compensation, before the learned Adjudicating Officer, RERA, Bihar.

With the above directions and observations, this complaint case is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer