

**REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR**

RERA/CC/132/2025

SweetyRaj ----- Complainant

v.

M/s Sudha Engicon Pvt. Ltd. ----- Respondent

PROJECT: OM TOWER

11/06/2026

ORDER

The complainant has filed this case to direct the respondent to handover and execute the sale deed as per agreement.

2. The complainant's case in brief is that the complainant jointly with Mr. Kumar Ashutosh had booked a residential flat in OM TOWER Apartment/ project and entered into an agreement with Sri Vipin Ranjan Vendor/ developer of M/s Sucha Engicon Pvt. Ltd. on 24th December, 2019. As per agreement of sale the allottee has been allotted Flat no. 502, Block-B in the OM Tower project on the 5th floor of the building for the consideration amount of Rs. 21,21,000/- in which 70% amount has been paid. More than 50 additional months have passed from the official time to handover. However, after several follows-ups, the complainant has not yet received any satisfactory response from the vendor/ company and no any written extension of time has been sought from the complainant in this regard.

3. Heard Shri Pawan, learned counsel for the complainant. Despite having been afforded several opportunities, none appeared on behalf of the respondents. Accordingly, this Court has no option but to proceed with the matter *ex parte*.

4. Upon perusal of the documents filed by the complainant, and there being no material on record on behalf of the respondents to discredit or rebut the complainant's case, the complaint deserves to be allowed.

5. Accordingly, the respondents are directed to handover and execute the sale deed as per agreement, within a period of sixty days from the date of this Order. The complainant is also directed to pay all the remaining consideration amount at the time of execution of the sale deed.

6. With the aforesaid observation/direction, this complaint case stands disposed of.

Sd/-

(Vinod Kumar Tiwari)
Special Presiding Officer
RERA, Bihar