

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR**  
RERA/CC/ 102/2025

Arpana Vatsa

.....Complainant

Vs

M/s Ashirwad Engicon Pvt. Ltd.

----- Respondent

Project: IOB GALAXY

**17/03/2026**

**ORDER**

Heard Shri Santosh Satyarthi, learned counsel for the complainant and Shri Ishtiyaque Hussain, learned counsel for the respondent.

2. This case is filed for the relief for delivery of agreed flat and parking space to the complainant, compensation for delay in delivery of possession and also compensation for mental agony and legal expenses.

3. The complainant's case in brief is that the complainant contacted the respondent company IOB Galaxy situated at Mauza- Painal, Thana Bihta, District Patna in the year 2015 and the complainant paid Rs. 6,71,116/- including service tax of Rs. 8,096/- vide receipt No. 1037 dated 20.06.2015. Even on several requests, the respondent did not deliver possession of the said flat and car parking space as per the agreement for sale dated 29.03.2015. The respondent/ promoter had also sold and delivered several flats to new purchasers with an intention to earn more money rising price of immovable property. The complainant sent a legal notice dated 18.10.2024 but the respondent did not deliver the same. Hence, this case.

4. The learned counsel for the complainant appeared and stated that the same type of order has already been passed by one of the Members of the Authority on 04.09.2023 in RERA/CC/534/2022 and same type of order may be passed in this case also.

5. Learned counsel for the respondent has also appeared and he said that he has no objection of the prayer of the complainant.

6. Considering the facts and circumstances of the case and also considering the order dated 04.09.2023 passed by the RERA in

RERA/CC/534/2022, this case also appears of the same nature and same order appears to be justified.

7. Having heard learned counsel for the parties and perused the record. It is observed that the respondent did not honour the commitment made to the complainant of handing over the flat as per the Agreement for Sale. However, the respondent is ready to refund the amount to which the complainant agrees but he requests for suitable compensation for the loss he suffered at the hands of respondent.

8. In the backdrop of the aforesaid facts, the respondent- company and its Managing Director Mr. Ajay Singh is directed to refund the principal amount of Rs. 6,71,116/- to the complainant along with interest within sixty days of issue of this order. The rate of interest payable by the promoter shall be at two percent above the prevalent prime Lending Rates of the State Bank of India on the date on which the amount becomes due till the date of payment.

9. The complainant is at liberty to press other claims, which are in the nature of compensation, before the Adjudicating Officer, RERA.

10. With the aforesaid observations and directions, this case is disposed of.

Sd/-

**(Vinod Kumar Tiwari)**  
Special Presiding Officer  
RERA, Bihar