

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR
 RERA/CC/531/2024

Sonam Kumari----- Complainant

v.

M/s Sai Ram Real Estate Pvt. Ltd. -----Respondent

PROJECT:SAI ENCLAVE

02/07/2026

ORDER

The complainant has filed this case to direct the respondent to execute sale deed in favour of the complainant as per the agreement for sale dated 19.06.2018, to impose the penalty for violating the terms of section 17 of the REARA Act, to pay litigation cost of Rs. 1,00,000/-, to pay compensation of Rs. 8,00,000/- for the mental agony and harassment and also to direct the respondent to provide interest for non-rectification in deficiencies.

The complainant's case in brief is that the complainant and the respondent entered into an agreement for sale dated 19.06.2028 whereby and where under the respondent was obligated to transfer through absolute sale deed and handed over the peaceful possession of the 3 BHK flat admeasuring an area of 1260 Sq. ft. on the 4th floor, Flat No. 401. The complainant paid the total consideration amount and also on 17.02.2024 the respondent issued No Dues Certificate and thereafter on the same date, the respondent issued Letter of Possession wherein the respondent had instructed the complainant to collect the key of said flat but till date with

malafide, malicious and dishonest intention, the respondent has not executed the absolute sale deed. This act of the respondent led to mental agony and harassment. The respondent has violated the provision of Section 17 of the RERA Act, 2016. Hence, this case.

Even after giving several opportunities, the respondent has never appeared in the present case. So this case is proceeded ex-parte.

After hearing Shri Kuldeep Thakur, learned counsel for the complainant, and perusal of the record it appears that the complainant has taken possession of the concerned flat but absolute sale deed has not been executed. No dues Certificate and letter of possession itself clears that there were no dues against the complainant. So in the interest of justice, the respondent is directed to execute absolute sale deed in favour of complainant of property as mentioned in the agreement of sale within sixty days of this order. The complainant is at liberty to press his claim for compensation and mental agony before the learned Adjudicating Officer, RERA.

With the aforesaid observations and directions this case is dispose of.

Sd/-

(Vinod Kumar Tiwari)
Special Presiding Officer
RERA, Bihar

