

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

RERA/CC/108/2025

Smt. Punam Kumari & Gauri Shankar Pradhan ----- Complainants

v.

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

PROJECT: SAI ENCLAE

11/06/2026

ORDER

The complainants have filed this case to direct the respondent to hand over the completion letter and possession of flat no. 306 as per agreement dated 12.07.2016, to direct the respondent to compensate the complainants of the financial loss caused due to abnormal delay and to give liberty to file before the Adjudicating Officer for compensation.

2. The complainants' case in brief is that a registered sale deed was executed between the complainants and the respondent to purchase of flat No. 306 in the Sai Enclave on 12.07.2016 and it was to be completed within 30 to 36 months and the consideration amount was Rs. 34,00,000/- only in which the complainants have paid Rs. 24,40,000/-. The complainants have also paid Rs. 82,000/- for registered agreement, fee and other charges, on 12.07.2016. Having faith in the respondent the complainants allowed two extensions of 15 months each on 23.06.2018 and on 15.10.2019. The complainants have followed the payment Schedule-C given on page – 7 of the agreement for sale dated 12.07.2016, but the respondent has not handed over the completion and possession letter to the complainants as agreed even after elapse of more than five years. Even upon expiry of the second extension, complainants have been making repeated requests, but the respondent has neglected ruthlessly for which a letter dated 04.07.2023 was sent to the respondent, but in vain.

3. Heard Shri Gauri Shankar Pradhan and Shri Brahmanand Pandey, learned counsel for the complainants. 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 hand over the completion letter and possession of flat no. 306 as per agreement dated 12.07.2016, within a period of sixty days from the date of this Order. The complainants are also directed to pay all the remaining consideration amount to the respondents at the time of handing over possession.

6. So far as the claim for compensation is concerned, the complainants shall be at liberty to file a separate proceeding before the learned Adjudicating Officer, in accordance with law.

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

Sd/-

(Vinod Kumar Tiwari)

Special Presiding Officer
RERA, Bihar