

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/209/2024

Prafull Chand

.....Complainant

Vs

M/s Ashirwad Engicon Pvt. Ltd.

.....Respondent

Project: IOB Galaxy

Present: For Complainant: Mr. Anjani Kumar Mishra, Advocate

For Respondent: None

04/12/2025

PROCEEDING

Hearing taken up. Mr. Anjani Kumar Mishra, learned counsel for the complainant is present but the respondent is absent.

Learned counsel for the complainant submits that despite a clear direction to the respondent, the respondent has not filed any detail regarding the status of construction of the project in question and also the direction in respect to the present complaint has still not been complied by the respondent. The respondent is strictly directed to comply with the directions. He also submits that the respondent is still negotiating nefariously with the complainant asking him to pay an additional amount of a huge money which makes it clear that the vacancy in the impugned project still exists but because of malafide intention on the part of the respondent he is not handing over the possession of the flat. Learned counsel for the complainant when enquired as to confirm which flat and in which phase has been booked in the said project and whether the construction of the said flat has been completed or not, he submits that out of ignorance of the complainant, the agreement entered into with the respondent did not explicitly mention the flat/ phase of the impugned apartment.

He is requested to furnish a written notes of argument annexing therewith a copy of all the relevant documents pertaining to booking of the flat for proper appreciation by this court.

Learned counsel for the complainant also submits that in similar matters pertaining to the project in question the RERA Authority has already passed an order on 06.03.2024 in RERA/CC/541/2022 and RERA/CC/548/2022. He is also requested to furnish a copy of the same before this court.

Meanwhile, the respondent is directed to furnish details of compliance of the directions given hereinabove and he is also directed to furnish a detailed reply in view of the averments made by the learned counsel for the complainant during the hearing held today. It is made clear that in case the respondent fails to comply with the interim order dated 17.09.2025 and also the order being given today, failing which he shall be liable for strict penal action.

Put up this case on 03.02.2026 for further hearing.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar