REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar.

RERA/CC/445/2025

Babita Kumari .... Complainant

Versus

M/s Ashirwad Engicon Pvt. Ltd. ... Respondent

Project: **ASHIRWAD ROSE VALLEY**

Present: For Complainant: Mr. Shyam Bihari Mahto, husband of the complainant
For Respondent: Mrs. Kriti Suman, Advocate

28.10.2026 **PROCEEDING**

1. Hearing taken up. Mr. Shyam Bihari Mahto, husband of the complainant, appears on her behalf through an authorization letter. Learned counsel Mrs. Kriti Suman appears on behalf of Mr. Ishtiyaque Hussain who is the actual legal counsel for the respondent.

2. The authorized representative of the complainant submits that he booked a flat bearing Flat No.506 on 5th Floor in Block-B having super built up area of 1600 sq. ft. with one reserved car parking space in the project 'Ashirward Rose Valley' through a registered agreement for sale dated 19.06.2023 for a total consideration amount of Rs.30,00,000/-. He further submits that he has paid the entire consideration amount of Rs.30,00,000/- but apart from agreement for sale, no sale deed has been executed as yet and the respondent has only confirmed that the same will be offered after completion of the project is over. The authorized representative of the complainant further submits that despite assurances by the respondent for paying the rent of Rs.10,000/- per month for the reason that the entire consideration amount has been paid to the respondent, no money, as regards the rent, has been paid till date and he demands the same to be paid because he feels that the respondent has played a fraud upon the complainant.

3. The authorized representative of the complainant raises a strong apprehension that despite making the payment of the entire consideration amount pertaining to the booked flat no.506 in Block-B in the project 'Ashirward Rose Valley', the same may be sold by the respondent to a third party, thus, depriving the complainant of her genuine right. He, therefore, requests for a restriction to be imposed on the sale of the abovesaid flat to any other person except the complainant.

4. On perusal of the record and a copy of the agreement for sale furnished by the authorized representative of the complainant during the hearing, the Bench deems it appropriate to impose a restriction on the sale of Flat No.506 in Block-B in the project 'Ashirward Rose Valley', to any other person (third party) except the complainant.

5. Learned counsel, who is appearing on behalf of Mr. Ishtiyaque Hussain for the respondent, requests for some more time to be given to her for filing a detailed reply to this effect. Time, so sought, is allowed.

6. Respondent is directed to ensure that the impugned project is completed with all earnesty as early as possible and possession of the same be handed over after execution of the sale deed in favour of the complainant.

Put up for hearing on 05.01.2027.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar