REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/305/2025

Parsanta Devi …...Complainant

Vs

M/s Nutan Developers Pvt. Ltd. …..Respondent

Project: Shanti Vihar Apartment, Block-A

Present: For Complainant: Mr. Anup Kumar Sinha, Advocate
For Respondent: Mr. Sandeep Kumar, Advocate

09/07/2026 **PROCEEDING**

Hearing taken up. Mr. Anup Kumar Sinha, learned counsel for the complainant is present. Mr. Sandeep Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainant reiterates his earlier statement and submits that despite an explicit mention on page-5 of the sale deed, wherein the respondent has unequivocally admitted that he is in receipt of the entire consideration amount from the complainant but still for the intentions best known to the respondent, he is not handing over the possession of his booked flat to the complainant. He submits that though the sale deed has been executed but the possession has not been handed over and irony of the fact is that the respondent has given the said flat on rent to another person, who is residing and paying rent to the respondent. The respondent is, therefore, illegally drawing financial benefits from the said premises which was required to be handed over as soon as the sale deed was executed in favour of the complainant i.e. way back in the year 2022. He, therefore, requests for a final order to be passed in this matter and also strict penal measures to be taken against the respondent for his malafide act and intentions.

Learned counsel for the respondent requests for at least one more date so that he studies the matter in detail and accordingly, consult his client regarding the same as his client is in Delhi for his treatment. Learned counsel for the respondent is strictly directed to consult his client for handing over the possession to the complainant because prima facie, the records of the case make it clear that despite having received the entire consideration amount from the complainant, the respondent is deliberately not handing over the possession.

Put up this case on 05.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar