REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 101/2023

RERA/CC/1418/2020

Om Prakash Sinha …...Complainant/ Executant

Vs

M/s Sri Anuanand Construction Pvt. Ltd. …..Respondent

Project: Sai Enclave

Present: For Complainant: In person
For Respondent: None

10/07/2026 **PROCEEDING**

Hearing taken up. The complainant/ executant is present in person. The respondent is absent.

The complainant/ executant submits that the respondent has not acted positively and has not complied with the direction issued by this Bench. He is absent even today. Reiterating his statement made on 05.06.2026 he further submits that the complainant is always ready to pay the remaining amount but the terms and conditions outlined in the agreement for sale clearly mentioned that the remaining amount was to be paid by the complainant within a period of 30 days from handing over of possession of the impugned flat. He also submits that till date neither the possession of the flat has been handed over nor sale deed for the same has been executed in favour of the complainant. When enquired about the current status of the flat especially with regard to the fact whether any third party right has been created in the said flat i.e. whether the said flat has been sold to any other person or not, the complainant submits that he is not aware of the fact but he requests for some time to be given to him for ascertaining the same.

The complainant is directed to visit the site and ascertain the status of the flat regarding creation of any third party right with regard to the said flat and he is also directed to visit the office of the Sub Registrar, Danapur for ascertaining whether the registration of the said flat has been done by the respondent in favour of any other person or not before imposition of restriction. The Sub Registrar, Danapur is requested to provide all help and support to the complainant in getting the details regarding the registration of the sale deed pertaining to the said flat i.e. whether it has been done in favour of any other person or not, so that the Bench may accordingly take a final decision in this matter.

The Bench takes a serious note of the fact that the respondent has deliberately chosen to be absent despite giving show cause notice to him. The office is directed to send the text message/ e-mail to the learned counsel for the respondent, who has appeared in different cases and has been heard in this

Bench in the matter pertaining to the said project, for ensuring his appearance on the next date of hearing.

The complainant is also directed to contact the respondent in person and also his learned counsel through text message/ e-mail/ registered post for ensuring his presence and accordingly furnish an evidence on the next date of hearing regarding the same. The respondent is directed to ensure compliance of the direction given in the interim order dated 05.06.2026 passed by this Bench. The respondent is also directed to handover the possession of the said flat to the complainant and execute the sale deed of the said flat accordingly in favour of the complainant by abiding with the terms of the agreement for sale, failing which this Bench shall be constrained to take necessary action against the respondent.

Put up this case on 14.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar