REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

Exe. Case No. 53/2025

RERA/CC/599/2022

Kumar Bhartendu Sharma ……. Executant(s)

Vs.

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

PROJECT- SAI ENCLAVE, BLOCK- E

For the Complainant: Mr. Amarnath Kumar, Advocate

For the Respondent: None

26.10.2026 **ORDER**

Mr. Amarnath Kumar, learned counsel on behalf of executant is present, but respondent is absent.

2. The learned counsel for the respondent has filed the present case against the respondent for delivery of possession of flat No.104 in Block- E Project- Sai Enclave.
3. Learned Counsel for executant submits that Hon'ble Member of the Authority Shri S.D. Jha, has passed an order on 02.08.2023 in RERA/CC/599/2022 and directed the respondent promoter, through its Director, Mr. Bimal Kumar, to hand over physical possession of Flat No. 104 in Block- E of the project Sai Enclave, with all amenities, as per the deed of absolute sale after completing all the legal formalities within a

month from date of the order, but the respondent promoter could not complete Block- E of the project, as well as Flat No. 104 allotted to the executant and make delivery to the complainant.

4. Learned Counsel further submits that in spite of notice and reminder, the respondent has not taken pain to appear before the Bench/Authority and place the matter about the status of the project. Further, the respondent has neither uploaded QPR on web page of the Authority, nor is eager to complete the same at earliest and deliver possession. Hence, he may be directed to complete the project as well as flat and deliver same and on failure in doing so, coercive measure including imposition of penalty may be passed against the respondent promoter for non-compliance of the order passed by the Hon'ble Member.
5. Considering the submission as well as going through the record, it appears that on 02.08.2023, the Hon'ble Member, Shri S.D. Jha, has directed the respondent promoter, through its Director Mr. Bimal Kumar, to hand over possession of Flat No. 104 in Block- E of the project Sai Enclave, with all amenities, as per deed of absolute sale dated 22.11.2019 to the complainant. On the basis of materials what are discussed above, the Bench observes that neither the respondent promoter has complied the order as yet, nor has taken pain to appear before the Bench/Authority with assurance to comply the order at earlier.
6. The High Hon'ble Court, Patna has been pleased to supervise the project through C.W.J.C. No. 6154/2024 and Others. However, the respondent has not reported as yet about the present status of the project and flat in question through QPR on web page available on the website of the Authority. Hence, respondent is directed to complete the project along with amenities as per direction of the Hon'ble Member and deliver possession of Flat No. 104 in Block- E of the project, Sai Enclave, to the complainant

along with all amenities as per deed of absolute sale dated 22.11.2019, executed in favour of complainant/executant at earliest, preferably within 60 days, subject to direction of Hon'ble High Court in C.W.J.C. No. 6154/2024 and Others.

With the above observations and directions, the present execution case is hereby disposed of.

Sd/-

(Ved Prakash)
Special Presiding Officer
RERA,Bihar