REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

RERA/EXE/42/2026

RERA/CC/95/2024

Dr. Anupma Kumari ……Executant(s)

Vs

M/s Aditya Niwas Developers Pvt. Ltd. ……Respondent

PROJECT: INDRA COMPLEX

For the Complainant: Mr. Punit Kumar, Advocate

For the Respondent: Mr. Jai Ram Singh, Advocate

26.10.2026 **PROCEEDING**

Learned Counsel Mr. Punit Kumar on behalf of executant and learned counsel Mr. Jai Ram Singh, of behalf of respondent are present.

Learned Counsel for executant submits that neither the respondent has made delivery of possession of the Flat No. 305 as per direction of the learned SPO RERA Bihar, Mr. B. K. Tiwari, after completing all amenities, nor is making commitment to complete the same.

On other hand, learned counsel for respondent submits that in the flat in question, Flat No. 304 of the project Indra Complex, third-party interest has been created and agreement for sale has been executed by the respondent promoter. So, presently it is not possible to comply the order passed by the Hon'ble SPO, RERA

Bihar, and he will file detailed reply along with copy of agreement for sale on next date.

Considering submissions, put up on 08.12.2026 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer
RERA,Bihar