REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/119/2024

Alok Ranjan ....Complainant(s)

Vs

M/s Red Brick Infra Build Pvt. Ltd. ....Respondent
PROJECT- RB Empire

For the complainant: In Person
For the respondent : Staff

18.02.2026
02.03.2026 **PROCEEDING**

Shri Alok Ranjan, husband of the complainant and Shri Rajiv Kumar, a staff of the respondent company are present.

2. There was an agreement for sale of plot dated 01.04.2021 executed between the complainant and respondents under which the respondent assured the complainant that he would hand over the possession of allotted plot along with ready common area and all amenities. The total consideration amount was fixed as 14,43,450/-for the allotted plot to the complainant. The complainant paid the total principal amount Rs. 6,25,000/- for purchase of unit no. A-44 having an area of 1925 sq. ft in the project, namely, Redbrick Eempire situated at Mauza- Baghakol , PS & P.O – Bikram, District – Patna. The complainant made the payments in five installments i.e Rs. 49,000/- on 25.03.2021, 1,51,000/- on 25.03.2021, 1,50,000/- on 26.09.2021, 1,25,000/- on 02.04.2022 and 1,50,000/- on 29.09.2022, the total being Rs. 6,25,000/-.

3. The complainant alleges that the respondent is delaying the handing over of the plot in question to the complainant though he is ready to pay the remaining consideration.

4. The respondent has also confirmed that the said principal amount has been paid to him. The respondent is claiming for payment of remaining

consideration as well as interest on delayed payment and other admissible taxes and service charges.

5. In the backdrop of submissions made on behalf of the parties as well as on going through the record, the Bench is of the view that the matter may be disposed of with certain directions to both the parties.

6, In view of the above facts and circumstances, the Bench hereby directs the respondent company to execute sale deed with respect to plot no. A-44 in the said project on payment of remaining consideration and hand over the possession of the plot within sixty days of passing of the order.

With these directions/observations, this complaint case is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer