REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/119/2026

Pushpa Sinha ……Complainant

Vs

M/s Ashirwad Engicon Pvt. Ltd. ……Respondent

Project: Ghanshyam Enclave

Present: For Complainant: In person
For Respondent: Mr. Ishtiyaque Hussain, Advocate

12/08/2026 **PROCEEDING**

Hearing taken up. The complainant is present in person. Mr. Ishtiyaque Hussain, learned counsel for the respondent is also present.

The complainant submits that she is already in possession of the impugned booked Flat No. 608 in Block-C of the project in question 'Ghanshyam Enclave' for the last three years but she is still waiting for the respondent to execute the sale deed in her favour. She also submits that the parking space has not yet been allocated by the respondent to her.

Learned counsel for the respondent submits that still a total amount of Rs.2.74 lakh is required to be paid by her. Once the said amount is paid and complete payment is made as per the terms and conditions of the agreement for sale, the respondent is ready to execute the sale deed in her favour and also allocate the parking space.

The complainant presents a copy of the Bank letter given to her regarding disbursement of the last instalment which mentions that the disbursement of the last instalment has not been made for want of request from the borrower/ builder. The Bank further has stated in its said letter that it will disburse the last instalment via demand draft at the time of registry for final sale deed execution as and when required by the applicant/ builder. She submits that since the due amount has to be disbursed by the Bank, there is no question of non-payment at the end of the complainant and she, therefore, requests for a direction to the respondent to do necessary requisites regarding execution of the sale deed and allocation of the parking space.

Learned counsel for the respondent submits that both the respondent and the complainant shall sit together and discuss the matter and shall come with a positive solution to this issue before the next date of hearing.

On perusal of the record and hearing the submissions of both the parties, the Bench directs the respondent to execute the sale deed in favour of the complainant and accordingly, raise the demand note for payment of the amount to be disbursed by the Bank, a copy of which should be sent to the Bank along with the date of registry so that the Bank makes the final payment to the

respondent concerned. It is expected that the problem shall be resolved completely before the next date of hearing. The complainant is also directed to provide all necessary assistance to the respondent and vice versa.

Put up this case on 29.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar