

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/121/2025

Saurav Kumar

.....Complainant

Vs

M/s Sudha Engicon Pvt. Ltd.

.....Respondent

Project: Om Tower

Present: For Complainant: Mr. Kuldeep Thakur, Advocate
For Respondent: None

03/12/2025

PROCEEDING

Hearing taken up. Mr. Kuldeep Thakur, learned counsel for the complainant is present but the respondent is absent.

Learned counsel for the complainant submits that this is the 4th date of hearing and in all the dates of hearing conducted in this court as well as during the conciliation proceeding conducted in this matter, the respondent has preferred to be absent on all the dates of hearing both in the conciliation proceeding as well as in the court proceedings held before this Bench. He also submits that despite he having paid the entire consideration amount for the shop as per the agreement between the complainant and the respondent, the same has not been handed over to him as yet and also the sale deed has not yet been executed. He submits that he would be filing a written notes of argument giving the details therein regarding the entire payment made by him along with the relevant documents in favour of his statement. He also requests for strict penal action against the respondent concerned.

Learned counsel for the complainant is directed to get a publication made in the newspaper for ensuring the presence of the respondent before this Bench.

On perusal of the record of this case, it becomes clear that the respondent has been absent throughout the conciliation proceeding and he has also preferred to remain absent on all the four dates of hearing conducted in this case before this Bench including today. This clearly proves a deliberate negligence on the part of the respondent towards co-operation in the conduct of the judicial proceeding. It, therefore, seems imperative to take strict action against the respondent concerned. Hence, a restriction on the sale of the entire flats/ shops/ part thereof is imposed upon the respondent pertaining to this project named 'Om Tower'.

Office is directed to send a request letter to I.G., Registration for issuing necessary instructions to the District Sub Registrar/ Sub Registrar concerned for ensuring the compliance of the above direction.

It also goes without fail that in case the respondent prefers to be absent even after publication in the newspaper, this court will be constrained to take a final decision in this matter on the basis of material available on record.

Put up this case on 03.02.2026 for further hearing.

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar