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

Exe. Case No. 101/2023

RERA/CC/1418/2020

Om Prakash Sinha ……Complainant/ Executant

Vs

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

Project: Sai Enclave

Present: For Complainant: In person
For Respondent: None

14/08/2026 **PROCEEDING**

Hearing taken up. The complainant/ executant is present in person. The respondent is absent.

The complainant/ executant files a supplementary affidavit annexing a copy of the letter bearing No. 475/2026 dated 30.07.2026 issued by the Sub Registrar, Danapur mentioning therein that Flat No. 506 in Block-E of the impugned project Sai Enclave has not been registered in favour of any other party. He submits that from a mere perusal of the letter issued by the Sub Registrar concerned it is clear that the said flat is still vacant and hence, prays for a direction to the respondent to execute the sale deed. When enquired whether the entire amount pertaining to the sale deed has been paid to the respondent or not, the complainant submits that as averred earlier it is clear from the conditions laid in the agreement for sale that the balance amount of Rs.3,34,776/- was to be paid to the respondent within one month of the registry. The complainant further submits that the project as such is not fully complete but the structure has been completed. He also submits that as per the agreement between the parties, the complainant is ready to make the entire payment to the respondent once execution of the sale deed is done in favour of the complainant. He also submits that finishing in the said flat has not been completed and therefore, requests for a direction to the respondent to complete the same as early as possible.

The Bench observes that as per the agreement for sale the complainant has not paid the remaining amount. At the same time, the respondent has still not completed the flat in question.

The respondent is, therefore, directed to execute the sale deed in favour of the complainant so that he makes payment of the remaining amount to him. The respondent is also directed to complete construction of the flat in all respect so that it is made habitable for the complainant to reside in the same. The Bench also directs the respondent to ensure compliance of the same within a month from passing of the order, failing which the Bench shall be constrained to pass an order for delivery of possession in favour of the complainant as per the provisions of Real Estate (Regulation and Development) Act, 2016. The Bench also directs the respondent to ensure compliance of the direction given vide its order dated 05.06.2026.

Put up this case on 16.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar