

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/123/2024**

**Annu Singh**

**.....Complainant**

**Vs**

**M/s Shree Lok Nath Baba Homes Pvt. Ltd.**

**.....Respondent**

**Project: Sarvayoni City**

**Present: For Complainant: In person  
For Respondent: Mr. Akash Deep, Advocate**

**15/05/2025**

**PROCEEDING**

Hearing taken up. The complainant herself is present. Mr. Akash Deep, learned counsel for the respondent is also present.

Learned counsel for the respondent files a detailed reply on behalf of the respondent. He has also supplied a copy of the same to the complainant as well.

The complainant submits that she had paid Rs.11.00 lakh out of total consideration amount of Rs.15.00 lakh but all of a sudden without giving any notice to her, the respondent committed fraud on her and sold the said flat No.606 of Block-A booked by her to another person as being claimed by the respondent. She requests for putting a restriction on registration of the said flat in favour of the new buyer.

Learned counsel for the respondent when enquired regarding the said facts submits that the said flat had already been sold and registered but presently he is not having the copy of the Conveyance Deed. He seeks for some more time for filing the same. When further enquired regarding any advance notice being served by the respondent on the complainant regarding cancellation of the said flat, he showed ignorance about the same.

The above said submissions made by both the complainant as well as learned counsel for the respondent makes it clear that though the complainant was prompt as far as payment of the instalment amount for her booked flat, still the respondent had deliberately acted in contravention of the Rules and played fraud on her by cancelling her agreement without any reason. He is, therefore, asked to show cause as to why apart from the principal amount and the interest leviable in this regard, a penal amount also be not imposed upon him. He is further restrained to make any registration regarding the said flat, in case it has not been done till date. A request regarding putting a restriction on the registration of the said flat in

favour of any person other than the complainant henceforth be also sent to the Registering Authority.

Put up on 19.06.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar