

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Bench of Special Presiding Officer**  
**Mr. Ved Prakash, RERA, Bihar**  
RERA/CC/ 118/2025

Manjeet Kumar . . . . . Complainant

Vs

M/s Gharlakshmi Buildcon Pvt. Ltd. ....Respondent

Project: Sarita Kunj, Phase-1, Block-A

For the Complainant/s : In person

For the Respondent/s : None.

**16/07/2025**

**PROCEEDING**

Complainant is present but the respondent is absent.

The complainant submits that the project is lapsed and he has paid Rs. 19,98,000/- out of total consideration Rs. 21,73,000/- to the respondent and registered agreement for sale was executed against both the parties but the respondent has left to carry out the project, hence appropriate action has to be taken by the Authority. The complainant further submits that the respondent has allotted him flat no. 107 of Block-A having area 945 Sq.feet in the project, but there is possibility that the respondent may sell the said flat to some other prospective buyer and the complainant will be in trouble.

Considering the submission and going through the record it appears that the project is lapsed one. It further appears that the registered agreement of sale between the complainant and respondent- promoter Shri Rahul Kumar was executed on 06.10.2016, hence prima facie the complainant is entitled for delivery of possession of the flat on payment of remaining consideration to the respondent- promoter. Hence the execution of sale deed by the respondent- promoter with respect to flat no. 107 in Block-A of the project is stayed till further order of the Bench/ Authority.

The office is directed to communicate the order of the Bench to the Sub-Registrar, Patna and Sub-Registrar, Danapur, Patna through I.G. Registration, Bihar.

Put up on 12.09.2025 for appearance of the respondent and hearing.

Sd/-  
**(Ved Prakash)**  
Special Presiding Officer  
RERA, Bihar