

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/208/2024

Satya Prakash @ Satya Prakash PrasadComplainant

Vs

M/s Ghar Lakshmi Buildcon Pvt. Ltd.Respondent

Project: Sarita Kunj, Phase-1

Present: For Complainant: Mr. Gaurav Sharma, Advocate

For Respondent: None

17/07/2025

PROCEEDING

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

Learned counsel for the complainant submits that the impugned project is on the verge of completion and he has strong apprehension that the respondent will sell it to some other party in violation of the terms and conditions as entered with the complainant. He, therefore, requests this Bench to restrict the respondent from selling this property to any other person.

On perusal of the record it is clear that the respondent has been absent throughout the conciliation proceeding held on 04.06.2024, 09.07.2024, 13.08.2024 and further he is again absent on all the dates taken up for hearing i.e. on 07.04.2025, 13.05.2025 and today also. During the last hearing held on 13th May, 2025 the respondent was issued a reminder notice as a last indulgence for his appearance today but he is again absent which appears to be a deliberate attempt on his part to abstain from the proceeding. In such a case, this Bench is left with no other option but to request the Sr. S.P., Patna to direct the concerned SHO for ensuring his appearance on the next date of hearing.

As an alternative measure to ensure his presence, the complainant is also requested to take out a publication in local newspaper as per the format furnished by the office of the Authority.

Since no action has been taken by the respondent for handing over of possession of the said flat to the complainant, hence the respondent is restricted from making sale of this flat to any other person, failing which necessary action shall be taken against him as per the provisions of law.

Put up on 27.08.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner, RERA, Bihar