REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No -345/2023
RERA/CC/1005/2021

Pramod Prasad Singh .... Executant/ Complainant

Versus

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

Project: **SAI ENCLAVE**

Present: For Complainant: None
For Respondent: Mr. Mukul Kumar Singh, Advocate

17.07.2026 **PROCEEDING**

1. Hearing taken up. Nobody appears on behalf of the complainant. Learned counsel Mr. Mukul Kumar Singh appears on behalf of the respondent.

2. Learned counsel for the respondent submits that a registered sale deed in favour of the complainant has already been executed on 25.10.2025. He, therefore, submits that this case be closed as the basis grievance raised by the complainant has already been redressed.

3. On perusal of the order dated 24.01.2022 passed in RERA/CC/ 1005/2021, this Bench observes that the Authority had directed the respondent to pay a penalty of Rs.10,000/- for each day of delay beyond 17.07.2022 . On perusal of the record it is clear that the order of the Authority has been complied on 25.10.2025 and hence, the respondent is liable for a penalty of Rs.10,000/- for each day of delay to be taken into account from 17.07.2022 till 25.10.2025.

4. This Bench, therefore, directs the Compliance Wing of the Authority to calculate the amount of penalty against the respondent and it is made clear that the penalty cannot be more than 5% of the cost of the project in any case. The Compliance Wing of the Authority is directed to calculate and raise a demand note against the respondent after calculating the penal amount.

5. The respondent is also directed to pay the penal amount as per the direction of the Authority passed in RERA/CC/1005/2021 which shall be

calculated by the Compliance Wing and shall be demanded by the office of the Authority.

6. Since the basic grievance of the complainant has been redressed, hence there appears no need for further hearing of this matter. However, a final order shall be delivered after computation of penal amount by the Compliance Wing of the Authority and raising the demand thereby against the respondent for payment of the same.

Order is reserved. **Sd/-**

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar