

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/209/2024

Prafull Chand

.....Complainant

Vs

M/s Ashirwad Engicon Pvt. Ltd.

.....Respondent

Project: IOB Galaxy

Present: For Complainant: Mr. Anjani Kumar Mishra, Advocate

For Respondent: Mr. Ishtiyaque Hussain, Advocate

17/09/2025

PROCEEDING

Hearing taken up. Mr. Anjani Kumar Mishra, learned counsel for the complainant is present. Mr. Ishtiyaque Hussain, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that he has supplied a copy of the relevant documents to the respondent.

Learned counsel for the respondent submits that there is no such agreement with the complainant pertaining to the present construction of Phase-1 of IOB Galaxy. He further submits that once the construction of the present phase is over (in which there is no vacant flat available to be handed over to the complainant), he as a promoter will take up construction of the flat booked by him. He, however, failed to explain as to what was the reason for the delay in completion of the project as committed by him.

Learned counsel for the complainant submits that the complainant has already entered into agreement though the agreement has not been registered but still in a span of approximately over ten years the concerned respondent has not been able to handover the possession of the said flat.

The respondent is directed to explain as to what is the status of booking and the booking, which was done way back in the year 2014, was pertaining to which flat and in which Phase of IOB Galaxy. If the said flat has not been handed over in a period of ten years, what is the way-out in the present circumstance. He is also directed to furnish an affidavit to the effect that the present construction made in IOB Galaxy contains how many flats and whether any flat is vacant or not.

Put up this case on 06.11.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner, RERA, Bihar