

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 the Complainant: None
For the Respondent: Mr. Sumit Kumar, Advocate**

19.06.2025

PROCEEDING

Hearing taken up. Complainant is absent. Mr. Sumit Kumar, learned counsel for the respondent is present.

Learned counsel for the respondent submits a copy of the registered sale deed of Flat No.606 of the project in question, which has been executed in favour of Smt. Premlata Devi. He submits that a perusal of the sale deed makes it clear that the said deed has been executed in favour of another buyer, namely, Smt. Premlata Devi, other than the complainant, which has been done for the reason that the complainant failed to pay the requisite amount in time.

When the learned counsel for the respondent was enquired as to whether any prior notice regarding cancellation of the booked flat was served upon the complainant or not, the learned counsel seeks for some more time to get into the details and file the relevant documents. He submits that the complainant had paid only Rs.11,00,000/- out of a total consideration amount of Rs.15,00,000/- and Rs.10,00,000/- has already been refunded by the respondent to the complainant. The complainant has accepted the said refund of Rs.10,00,000/- without any objection but, however, all of a sudden after more than six years, she has filed this complaint as an afterthought, which is barred by limitation. The view of the complainant could not be gathered as she is absent today.

Put up on 29.07.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar.