

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/356/2024

Indu Kumari

.....Complainant

Vs

M/s Maurya Vihar Builders and Construction Pvt. Ltd. Respondent

Project: Maurya Kanauljee City, Block-B

Present: For Complainant: Mr. Tarun Sagar, Advocate

For Respondent: Mr. Sharad Shekhar, Advocate

20/05/2026

INTERIM ORDER

This case was last heard on 19.03.2026 when Mr. Tarun Sagar, learned counsel appeared for the complainant and Mr. Sharad Shekhar, learned counsel appeared for the respondent.

Both the complainant and the respondent were directed to sit together and mutually settle the issue in a week's time, following which they were also directed to file written notes of argument before this Bench on the basis of which a final decision was to be taken. None of the party have complied with the order of this Bench and have failed to file a written notes of argument on their behalf. However, the respondent has submitted a copy of the letter issued to the complainant, wherein the respondent has submitted that owing to non-payment of instalments in due course of time and due to delayed payment, 2-BHK flat booked by the complainant has been sold. The respondent has further proposed for handing over a 3-BHK flat (Flat No.505 in Block-B) of the impugned project in lieu of the earlier flat on payment of the price of the same which has been reduced considerably in view of the present case being taken up by the RERA court.

On perusal of the record of the case, it is observed that the complainant has failed to pay due instalment amount as per the commitment made by her. She paid only Rs.11.00 lakh out of total consideration amount of Rs.21.65 lakh which makes it clear that she has paid nearly 50% of the total consideration amount. The respondent during the course of hearing has admitted that since the complainant defaulted in payment of the remaining amount, hence the booked flat was sold by the respondent to a third party. The respondent has also submitted that no 2-BHK flat is now vacant in the said project and there is only one 3-BHK flat which is vacant and for which he has offered to the complainant.

This court, therefore, deems it appropriate to put up this matter for hearing in which both the complainant and the respondent are directed to present their case and file a written notes of argument on their behalf on the basis of which final decision in this matter shall be taken.

Put up this case on 23.06.2026 for hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar