REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/119/2026

Pushpa Sinha ……Complainant

Vs

M/s Ashirwad Engicon Pvt. Ltd. …..Respondent

Project: Ghanshyam Enclave

Present: For Complainant: In person
For Respondent: Mr. Ishtiyaque Hussain, Advocate

21/07/2026 **PROCEEDING**

Hearing taken up. The complainant is present in person. Mr. Ishtiyaque Hussain, learned counsel for the respondent is also present.

The complainant submits that she has been residing in Flat No. 608 in Block-C in the impugned project 'Ghanshyam Enclave' for the last three years. She further submits that despite the request made by her, the respondent has not executed the sale deed in her favour. She submits that a total amount of Rs.2.74 lakh is required to be paid by her and the said amount has been agreed upon by the Bank to be paid to the respondent. She is ready to get the payment made through the Bank to the respondent concerned and she requests for a direction to the respondent for executing the sale deed in her favour. She also requests for a restriction on sale of the said flat to any other party or person.

Learned counsel for the respondent submits that he is not in knowledge of the fact of the case and he requests for a copy of the complaint to be handed over to him. He submits that he has just received a copy of the agreement for sale which has been given to him by the complainant during the hearing today but the complaint petition is still awaited.

On perusal of the record and hearing the submissions of the complainant, it is clear that the matter pertains to only execution of the sale deed as possession has already been handed over to the complainant by the respondent. This Bench also appreciates that still an amount of approximately Rs.3.00 lakh is due to be paid to the respondent against the said flat. Hence, learned counsel for the respondent is directed to issue a demand note to the complainant mentioning the exact due amount to be paid by her within a period of 15 days from today.

It is made clear that in the said demand note it should be specifically mentioned that the execution of the sale deed shall be done in favour of the complainant once the payment is made. However, in order to instil confidence in the complainant and also considering her request, this Bench imposes a restriction on the sale of the said Flat No. C-608 to any other person other than the complainant.

I.G., Registration is requested to instruct the Sub Registrar concerned for imposing a restriction on the sale of Flat No.C-608 to any other person other than the complainant.

The complainant is also directed that in case a demand note is given by the respondent, she is directed to deposit the entire due amount within a period of 15 days from receiving of the demand note from the respondent.

Put up this case on 12.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar