REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar

Exe. Case No. 415/2023

RERA/CC/465/2022

Padmavati Kumari …...Complainant/ Executant

Vs

M/s Narayan Realtech Construction Pvt. Ltd. …..Respondent

Project: Vishnu Deo Palace

Present: For Complainant: In person
For Respondent: None

18/09/2026 **PROCEEDING**

Hearing taken up. The complainant/ executant is present in person. The respondent is absent.

The complainant/ executant submits that as per her averments made during the earlier date of hearing she is confirmed that the flat has been renamed as 206 instead of 201. However, as per booking details, flat no.201 has been given to her. The complainant further submits that as per the direction given during earlier date of hearing held on 31.07.2026 she has visited the office of the Sub Registrar, Phulwari Sharif on the basis of agreement for sale and has verified from the resources there regarding updated status of the same. She further submits that as per the property details mentioned in the agreement for sale wherein Khata no.710 Plot no. 1930 and the boundary of the flat booked by her is given as follows:

East - Setback

West- Flat No. 203

North- Flat No. 202

South- Setback

has been verified by her from the concerned office of the registration department and they have informed her that the flat is still vacant to be registered. In such a case, she requests for a direction to the respondent for registration of the said flat in her favour. She further submits that she is ready to deposit the Bank draft of the remaining amount of Rs.1.00 lakh in the court. When enquired whether any interest component is involved or not, she submits that the present remaining amount of Rs.1.00 lakh was to be paid by her to the respondent at the time of handing over of the possession of the flat and since neither the said flat has been handed over to her nor the registration of the said flat has been done in her favour, she is ready to deposit the said amount before the court with a request that since the entire amount has already been paid by

her, necessary action for execution of the sale deed of the flat in her favour be directed to be taken up.

The complainant is directed to furnish a complete detail of the entire amount paid by her to the respondent, so as to satisfy the court that the entire consideration amount has already been paid by her including additional Bank draft of Rs.1.00 lakh which is to be deposited by her.

As a recourse to natural justice, as a last indulgence, the respondent is given a final opportunity to be present either in person or through his legal representative on the next date of hearing, failing which the Bench shall pass necessary order for unilateral registration of the said flat in favour of the complainant.

Put up this case on 13.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar