REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/258/2026

Rakesh Kumar …...Complainant

Vs

M/s Vaibhavi Proprietor Reality Pvt. Ltd. ……Respondent

Project: Maa Pitambara Palace

Present: For Complainant: Mr. Tarun Sagar, Advocate
For Respondent: None

16/09/2026 **PROCEEDING**

Hearing taken up. Mr. Tarun Sagar, learned counsel for the complainant is present. The respondent is absent.

Learned counsel for the complainant submits that Flat No. 104 along with a car parking space was booked by the complainant in the impugned project 'Maa Pitambara Palace' and the complainant has paid a total amount of Rs.12.60 lakh till date and he is also ready and willing to pay the remaining consideration amount as and when the instalment period arises as per the terms and conditions of the agreement for sale but to his utter surprise the respondent has initially served a show cause notice and finally served a cancellation notice to the complainant and that too on a different address from what was mentioned in the agreement for sale. However, on getting knowledge from the neighbour of the booked flat, he has filed the present complaint case. He submits that he has never defaulted in payment of the required amount and in case, if there is some delay he is ready to pay the interest as well and also ready to pay the remaining consideration amount. Since the project is in the process of construction, hence the instalments are to be paid as per the construction progresses. He, therefore, requests for a direction to the respondent to accept the due payments and handover the possession of the booked flat in the impugned project as and when the construction of the same is completed in the line of terms and conditions of the agreement for sale.

Issue notice to the respondent to appear on the next date of hearing.

Put up this case on 14.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar