

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/64/2025

Dhananjay Kumar

.....Complainant

Vs

M/s Sri Anuanand Construction Pvt. Ltd.

.....Respondent

Project: Sai Enclave, Block-J

**Present: For Complainant: Mr. Kaushal Kr. Upadhyaya, Advocate
For Respondent: None**

25/08/2025

PROCEEDING

Hearing taken up. Mr. Kaushal Kumar Upadhyaya, learned counsel for the complainant is present but the respondent is absent.

Learned counsel for the complainant submits that the complainant has already paid Rs.9.00 lakh out of total consideration amount of Rs.17.50 lakh to the respondent. Despite this, he is having concrete information that the respondent out of false intention is selling the said property to another person without any agreement whatsoever, despite considering the fact that more than 50% of the amount has already been paid to him and a registered agreement for sale has already been executed by the respondent in favour of the complainant.

Perused the record of the case. On perusal it is clear that an agreement for sale was executed on 03.08.2016 in favour of Mr. Dhananjay Kumar and Mrs. Nilu Kumari vide flat No.503 in Block-J of Sai Enclave. Learned counsel for the complainant requests for a direction to the respondent for restriction on entering into any further agreement till further orders of this court.

Issue notice to the respondent to appear on the next date of hearing and restriction is hereby imposed on the said respondent from creating any further interest through any agreement for sale or any other document whatsoever pertaining to the impugned flat. I.G., Registration may be requested to issue direction accordingly to the District Sub Registrar, Patna.

Put up this case on 17.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar