

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/68/2025

Ranjana Kumari

.....Complainant

Vs

M/s Ashirwad Engicon Pvt. Ltd.

.....Respondent

Project: IOB Galaxy

**Present: For Complainant: Mr. Santosh Satyarthi, Advocate
For Respondent: Mr. Ishtiyaque Hussain, Advocate**

25/08/2025

PROCEEDING

Hearing taken up. Mr. Santosh Satyarthi, learned counsel for the complainant is present. Mr. Ishtiyaque Hussain, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that despite having made full payment of the flat which was Rs. 6.51 lakh and execution of agreement for sale on 29.03.2015, still the said flat has not been handed over to the complainant.

Learned counsel for the respondent submits that the phase in which the impugned flat had been booked was not initiated at all and as such, could not be completed for certain technical reasons.

Learned counsel for the respondent is directed to furnish details of the entire flats constructed by the respondent and accordingly also whether any flat in the said project is vacant or not. He is also directed to submit an evidence as to whether the project pertaining to the flat which was booked by the complainant has ever been constructed or not.

Learned counsel for the complainant is directed to furnish a copy of the complaint petition to the respondent.

Put up this case on 17.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar