

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/69/2025

Sumit Kumar

.....Complainant

Vs

M/s Rukmani Buildtech Ltd.

.....Respondent

Project: Chhatrapati Shivaji Greens

**Present: For Complainant: Mr. Sumit Kumar, Advocate
For Respondent: None**

25/08/2025

PROCEEDING

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

Learned counsel for the complainant submits that despite conciliation proceeding in this matter, the case could not be settled for the reason of no interest being shown by the respondent for settlement of this case. He further submits that he had entered into an agreement for sale for Flat No. 208 Block G in Chhatrapati Shivaji Greens Apartment. Till date he has paid Rs.8.00 lakh out of total consideration amount of Rs.25.21 lakh . Learned counsel for the complainant submits that he had given an alternative flat inside till the period of construction of the flat booked by him but now the builder is telling him to move out of the said flat for the reason that alternative flat has already been sold to different person. The complainant is ready to make full payment of the property bought by him but he prays for a direction to the respondent to hand over the possession of the flat booked by him. He further prays for restriction on the sale of the said flat booked by the complainant to any other person and thus, restricting the respondent from creating third party interest in the said property.

The respondent is hereby restricted to sell the booked flat in favour of any other person other than the complainant until further orders.

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

Put up this case on 18.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar