

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/75/2025

Sanjai Nandan Sahai

.....Complainant

Vs

M/s Metro Construction

.....Respondent

Project: Sahai Shanti Residency

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

25/08/2025

PROCEEDING

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

Learned counsel for the complainant submits that a joint development agreement was duly executed and registered way back in the year 2016. He submits that though this project has been registered in RERA vide Real Estate (Regulation and Development) Act, 2016, yet the respondent, who is developer of the said project, has violated the terms of the development agreement and not handed over the two flats bearing nos. 201 and 401 respectively to the respective landowners Ajay Nandan Sahay and Sanjay Nandan Sahay. He further submits that the said flats have been put on rent in utter violation of the terms and conditions outlined in the development agreement and despite several persuasion on the part of the landowner, the respondent is sitting tight over the issue and tried to play foul with the landowners concerned i.e. the complainants. Learned counsel for the complainant also submits that the said respondent has violated the terms and conditions as outlined in Real Estate (Regulation and Development) Act, 2016 by handing over the flats in the said apartment to the occupants without obtaining a valid completion certificate/ occupancy certificate from the competent authority. He prays for a direction to the respondent for handing over the said flats to the complainants.

The complainant is requested to furnish a copy of the complaint petition to the respondent.

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

Put up this case on 17.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar