REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/152/2026

Asha Devi ……Complainant

Vs

M/s Ashirwad Engicon Pvt. Ltd. ……Respondent

Project: Ashirwad IOB Galaxy, Phase II

Present: For Complainant: Mr. Sanjay Kumar, Husband
For Respondent: None

23/09/2026 **PROCEEDING**

Hearing taken up. Mr. Sanjay Kumar, the husband of the complainant is present on her behalf. The respondent is absent.

The husband of the complainant reiterates his earlier statement submitted during hearing held on 11.08.2026. He also reiterates that he has paid a total amount of Rs.5.00 lakh for booking of the flat in IOB Galaxy, Phase II. He also submits that no agreement for sale was executed between him and the respondent despite his repeated requests for the same. He, however, has furnished a booking form (Know Your Customer) issued by the respondent company on 12.06.2021 which acknowledges the receipt of Rs.5.00 lakh out of a total consideration amount of Rs.31.80 lakh. He also submits that the respondent on one side did not hand over the possession of the flat in time and on the other side the respondent called him when he was instructed by the respondent to pay an amended consideration amount of Rs.57.00 lakh for the flat and Rs.5.00 lakh for the parking space. He was further told that initially the flat booked by him was for 1600 sq.ft., but the said flat being offered at a higher consideration amount would be for an area of only 960 sq.ft. He also submits that the said proposal is not at all acceptable to the complainant in view of the fact as stated hereinabove and he has therefore claimed for refund of the entire amount along with interest as per the provisions of law. He has also filed a written submission on his behalf stating the facts annexing the relevant documents regarding payment receipt and Know Your Customer receipt.

The respondent though is absent but the Bench observes that the documents submitted by the complainant's representative today is in itself a substantial evidence in favour of his statement. However, a final opportunity is being given to the respondent to submit his written notes of argument especially in the light of the averments made by the complainant's representative during the hearing today.

Put up this case on 27.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner