

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/209/2024

Praful Chand

.....Complainant

Vs

M/s Ashirwad Engicon Pvt. Ltd.

.....Respondent

Project: IOB Galaxy

Present: For Complainant: Mr. Anjani Kumar Mishra, Advocate

For Respondent: Mr. Ishtiyaque Hussain, Advocate

27/08/2025

PROCEEDING

Hearing taken up. Mr. Anjani Kumar Mishra, 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 a flat in the project named IOB Galaxy had been booked by the complainant and the total consideration amount of Rs.5.51 lakh has already been paid and the agreement for sale was executed between the respondent and the complainant wherein it was mentioned that the builder shall construct an apartment of 3-BHK duplex flat with a carpet area of 950 sq.ft. and super built up area of 1370 sq.ft. in the impugned project IOB Galaxy along with one parking space. The said agreement also mentions that the construction of the building will be completed within five years with a further grace period of six months but despite lapse of over ten years no flat has been handed over to the complainant despite payment of the full amount. He further submits that the said project is already complete but the builder did not hand over the possession of the said flat and as per his information the entire flats in the project named IOB Galaxy have been sold. He also submits that the builder is assuring the complainant to accommodate in 2nd phase which has not been constructed as yet and hence, the complainant has serious doubt about it. Learned counsel for the complainant further seeks a direction to the respondent to either hand over the possession of the committed flat or refund the entire money to the complainant along with interest as per provisions of law.

The complainant is requested to submit a written notes of argument along with details of payment within a week.

Learned counsel for the respondent prays for some more time to file reply. The time, so sought by the respondent, is allowed. He is also directed to file a written notes of argument along with the relevant documents within the said period of one week.

Put up this case on 17.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar