REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 101/2023

RERA/CC/1418/2020

Om Prakash Sinha …...Complainant/ Executant

Vs

M/s Sri Anuanand Construction Pvt. Ltd. …..Respondent

Project: Sai Enclave

Present: For Complainant: In person
For Respondent: None

16/10/2026 **PROCEEDING**

Hearing taken up. The complainant/ executant is present in person. The respondent is absent.

The complainant/ executant reiterates his earlier statement and submits that the respondent has been totally negligent towards compliance of the order which is a clear manifestation of recalcitrant attitude adopted by the respondent. He, therefore, requests for a direction to the respondent to handover the possession of the booked flat to the complainant. He also submits that he is ready to deposit the Bank DD in the name of the respondent and submit the original copy of the same before this Bench so that the respondent acts diligently for compliance of the order passed in RERA/CC/1418/2020.

The Bench observes that a number of hearings have been conducted in this case and the respondent has been absent regularly after 08.07.2025. This shows utter disregard for the order passed by this court. The Bench views it seriously and asks the respondent company to show cause why:

(i) The Bank account of the respondent company be not frozen.
(ii) Why the complete ban on sale of all the units of this Block-F be not imposed against the respondent.
(iii) Why penal action u/s 63 of the Real Estate (Regulation and Development) Act, 2016 be not imposed upon the respondent for disregarding the order passed by this court.

The Bench directs the Director of the respondent company to be present in person on the next date of hearing and present his case before this Bench, failing which the Bench will be constrained to take necessary legal action as detailed hereinabove against the respondent.

Put up this case on 04.12.2026 for further hearing. Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar