REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/458/2025

Krishna Vati Devi .... Complainant

Versus

M/s Kautilya Real-Tech Opc Pvt. Ltd. .... Respondent

Project: **KAUTILYA KUTEER**

Present: For Complainant: Mr. Dharmendra Kumar, son-in-law of the complainant

For Respondent: Mr. Sumit Kumar, Advocate

22.09.2026 **PROCEEDING**

1. Hearing taken up. Mr. Dharmendra Kumar, son-in-law of the complainant appears on her behalf. Learned counsel Mr. Sumit Kumar appears on behalf of the respondent.

2. Mr. Dharmendra Kumar, the authorized representative of the complainant, submits that the complainant has paid a total amount of Rs.50,00,000/- out of a total consideration amount of Rs.55,66,000/- and he has also produced a money receipt dated 8th April, 2024 issued by the promoter (respondent). He requests for a direction to the respondent to execute the sale deed in favour of the complainant and hand over the possession of the said flat immediately.

3. The Bench observes that during the last date of hearing held on 30.07.2026, the authorized representative of the complainant had assured to make payment of the remaining consideration amount and on his request, a restriction was also imposed on the sale of the booked flat to any other person other than the complainant.

4 Learned counsel for the respondent submits that the respondent is all inclined to hand over the possession of the booked flat in favour of the complainant and the flat has not been sold to any other person till date. He also submits that he will be checking from the record of the promoter (respondent) as to what is the due amount including GST. He also submits that as soon as the remaining consideration amount along with GST is paid to the

respondent, the respondent will immediately execute the sale deed and hand over the possession of the same to the complainant.

5. The Bench after hearing the submissions of both the parties observes that in this case both the complainant as well as the respondent are in mutual agreement to the terms, wherein, one is ready to pay the remaining consideration amount and the other is ready to hand over the possession of the said flat along with execution of the sale deed as soon as the remaining amount along with GST is paid. The Bench, therefore, directs both the complainant as well as the respondent to sit together and mutually settle the issue as regards the payment of the due amount. The Bench, accordingly, directs the complainant to pay the due amount. The Bench also directs the respondent that as soon as the remaining amount is paid to the respondent, registration of the impugned flat be made in favour of the complainant and possession of the said flat be handed over to him. A time of one month is given for the same to both the complainant as well as the respondent for compliance of the directions given hereinabove.

Put up for hearing on 22.10.2026. Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar