REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/476/2025

Raj Kumar .... Complainant

Versus

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

Project: **SAI ENCLAVE**

Present: For Complainant: In person
For Respondent: Mr. Mukul Kumar Singh, Advocate

22.09.2026 **PROCEEDING**

1. Hearing taken up. Mr. Raj Kumar, the complainant, appears in person. Learned counsel Mr. Mukul Kumar Singh appears on behalf of the respondent.

2. The complainant, who is present in person, submits that he is the land owner and on the basis of the development agreement which was executed on 05.04.2018, it was agreed upon by the builder (respondent) to hand over ten numbers of 2BHK flats and one number of 3BHK flat as per the details mentioned in the development agreement. He also submits that till date no share agreement has been made and, therefore, the land owner concerned is totally unaware as to which flats are going to be handed over to him as per the development agreement, leave aside the handing over of the same, which is pending till date.

3. Learned counsel for the respondent submits that he is in the knowledge of the fact that the respondent is required to hand over the respective flats to the land owner concerned as per the development agreement. However, he is also in the knowledge of the fact that the nomenclature of the said flats to be handed over to him has not been declared but he would certainly be declaring the nomenclature of the flats before the next date of hearing.

4. The Bench after hearing the submissions of both the parties allows the time, as requested, to the respondent with a direction that on the next date of hearing which will be held not earlier than one month from today, the respondent is directed not only to declare the nomenclature of the flats but also directed to declare the exact date as to when is he going to hand over the possession of the same to the land owner (complainant).

Put up for hearing on 22.10.2026. Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar