REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/257/2026

Prabhu Narayan Rajak ……..Complainant

Vs

M/s Abhi Homes Pvt. Ltd. ..……Respondent

Project: AMBA TOWER

Appearance:

For the Complainant: Mrs. Kriti Suman, Advocate
For the Respondent: Mr. Ankit Kumar, Advocate

13.10.2026 **PROCEEDING**

Hearing taken up. Mrs. Kriti Suman, learned counsel appears on behalf of the complainant and Mr. Ankit Kumar, learned counsel appears on behalf of the respondent.

Mrs. Kriti Suman, learned counsel for the complainant reiterates her earlier statement made during the hearing held on 15.09.2026. She further submits that despite payment of 90% of the total consideration amount for both the flats, against which the Agreement for Sale was executed on 25.05.2018, the booked flats have not been handed over to the complainant despite a lapse of over eight years. She therefore requests for a restriction to be imposed on complete sale of all the flats of the project.

Learned counsel for the complainant submits that though the complainant has made booking of two flats and paid 90% of the consideration amount for the flats booked in Block-A, the respondent has initiated the construction in Block-B and Block-C and Block-B is almost nearing completion whereas construction in Block-A has not at all been initiated. She further submits that the complainant has

been made to suffer without any fault of his despite payment of 90% of the consideration amount. She therefore requests for handing over the possession of other flats similar to the one booked by the complainant in other blocks of the same project which are either completed or nearing completion.

Learned counsel for the respondent submits that the Block which is nearing completion has already been sold out to the respective allottees.

In view of the facts explained herein above, the learned counsel for the complainant again requests for imposing a blanket restriction on the sale of all the flats in the project which have not been sold out in favour of any other allottee.

The Bench after hearing the submission of the learned counsel for the complainant directs the respondent to show cause as to why a blanket ban be not imposed on the sale of all such unsold flats in the impugned project.

In the meantime, an opportunity is also given to the respondent to find a proper solution to this issue by allotting two similar flats to the complainant in the Block which is being constructed or is nearing completion.

Put up on 09.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar