

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/59/2024**

**Nidhi**

**.....Complainant**

**Vs**

**M/s Iyom India Construction Pvt. Ltd.**

**.....Respondent**

**Project: Uma Residency**

**Present: For Complainant: Mr. Kishore Kunal, Advocate**

**For Respondent: Mr. Hemant Kumar, Advocate**

**29/04/2025**

**PROCEEDING**

Hearing taken up. Mr. Kishore Kunal, learned counsel for the complainant is present. Mr. Hemant Kumar, learned counsel for the respondent is also present.

The complainant submits that she was never given a proper opportunity to present her case and the respondent, without giving her opportunity to rectify any fault/ to redress any grievance which the respondent had against her, of his own has taken a decision of not giving the said flat to her which is totally illegal. Learned counsel for the complainant requests for a restraint on the sale of the said flat by the respondent.

Learned counsel for the respondent submits that the sale has already been done in favour of one Ms. Shobha Rani Devi and a deed has already been executed on 20.11.2024 vide sale deed No. 9869 dated 21.11.2024. Learned counsel for the respondent has submitted only the first page of the Summary of Endorsement by the Sub Registry Office, Bihta. He is directed to submit the entire sale document to this court for appreciation of this matter. He is also directed to furnish the details of all such documents which could prove the fact that there was a failure on the part of the complainant to fulfil the terms and conditions of the agreement.

The District Sub Registrar, Bihta is also requested to furnish a copy of the Deed No. 9869 dated 21.11.2024.

Put up on 03.06.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar