**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/400/2025**

**Chandra Bhushan Singh Abhay …...Complainant**

**Vs**

**M/s Ashirwad Engicon Pvt. Ltd. ……Respondent**

**Project: Ashirwad Rose Valley**

**Present: For Complainant: In person**
**For Respondent: Mr. Ishtiyaque Hussain, Advocate**

**29/07/2026** **PROCEEDING**

Hearing taken up. The complainant is present in person. Mr. Ishtiyaque Hussain, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that he has to bring some new facts before this Bench for which he requires some more time to be given to him. When enquired as to what the new fact is, he submits that prima facie he has information that the complainant had booked a flat with the same promoter through his wife Ms. Pushpa Sinha and as per information received by him through his client, the payment made by the present complainant had been adjusted towards the payment which was to be made by the wife of the complainant for another booking with the same promoter. He further submits that he is going to bring on record all the facts before this Bench with concrete evidences to this effect.

The complainant, who is present in person, denies the averments of the learned counsel for the respondent submitting therein that though his wife had booked a flat with the same promoter but that pertains to a different project other than the present one and is in no way related to payment which he has made to the present respondent.

This Bench directs the respondent to furnish the concrete evidences regarding the statements submitted during the hearing today proving therein that the amount paid by the complainant has been adjusted by him towards payment for another project booked by his wife, a copy of the same shall be given to the complainant as well so that he could study the same, verify the details therein and submit a proper reply before this Bench.

The complainant further submits that he is in receipt of a letter dated 8th July, 2026 by the respondent company regarding cancellation of the present booking made by him in the impugned project, of Flat No.1001 in Block-A. He also submits that he has a strong hunch that on account of his moving RERA court against the respondent for handing over the possession of the booked flat to him, as an afterthought, this exercise has been done by the respondent

company and he, therefore, requests this Bench to impose restriction on sale of the flat to any other person till the final disposal of this case.

On perusal of the copy of the letter submitted by the complainant, this Bench finds it strange that without giving any prior notice for payment of the due amount, the cancellation of the said booking has been done by the respondent. This compels the Bench to think that the present action of the promoter has been an after effect of the present complaint case filed by him. Hence, this Bench deems it appropriate to put a restriction on sale of the impugned flat No.1001 Block-A, super built up area 1600 sq.ft. in the project named Ashirwad Rose Valley at Patna. This Bench hereby restricts even to enter into any agreement for sale with any other buyer.

I.G., Registration is requested to issue necessary direction to the Sub Registrar concerned for compliance of the above direction.

Put up this case on 16.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar