REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. 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. Akash Deep, Advocate

30.07.2026 **PROCEEDING**

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

2. Mr. Dharmendra Kumar, authorized representative, who is the son-in-law of the complainant, submits that a flat bearing No. 205 was booked by the complainant in the impugned project 'Kautilya Kuteer'. The project has been constructed and is on the verge of completion but despite having paid a sum of Rs.50,00,000/- out of total consideration amount of Rs.55,66,000/-, the respondent has not yet handed over the possession of the said flat to the complainant. He requests for a direction to the respondent to hand over the possession of the said flat immediately and execute the sale deed in favour of the complainant. He assures to make the payment of the remaining amount as soon as the respondent offers for registration of the said flat in favour of the complainant. He further requests for a restriction to be imposed on the sale of the booked flat to any other person other than the complainant.

3. The representative of the complainant further submits that during the conciliation proceeding before the Conciliation Forum, Managing Director of the respondent-company Mr. Neeraj Kumar had been contacted on his Mobile No. 9899761819 on 31.01.2026 to know about his stand in this case when Mr. Neeraj Kumar had committed to hand over the possession of the said flat in favour of the complainant after completing the remaining work of the flat which was going on at a fast pace.

4. On perusal of the record, the Bench finds that the representative of the complainant is correct as far as his statement regarding the proceeding held in the Conciliation Forum is concerned. It is really surprising that even after giving verbal assurance before the Conciliation Forum which has been recorded in the proceeding of the Conciliation Forum, the respondent has not bothered to either hand over the possession of the flat nor execute the sale deed in favour of the complainant even after a lapse of over six months.

5. Learned counsel for the respondent is directed to contact his client Mr. Neeraj Kumar and accordingly file a written reply in this respect.

6. Meanwhile, seeing the hardship faced by the complainant, the Bench, on the request of the complainant, deems it proper to impose a restriction on the sale of the booked flat bearing No. 205. Accordingly, a restriction is imposed on the sale of the abovesaid flat to any other person except the complainant.

7. IG, Registration, Bihar, Patna is requested to issue necessary instructions to the Sub-Registrar concerned for ensuring the compliance of the abovesaid direction.

Put up for hearing on 22.09.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar