REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 415/2023

RERA/CC/465/2022

Padmavati Kumari …...Complainant/ Executant

Vs

M/s Narayan Realtech Construction Pvt. Ltd. …..Respondent

Project: Vishnu Deo Palace

Present: For Complainant: In person
For Respondent: None

31/07/2026 **PROCEEDING**

Hearing taken up. The complainant/ executant is present in person. The respondent is absent.

The complainant reiterates her earlier statement made during the hearing held on 25.06.2026 submitting therein that she had gone to the site of the impugned project and saw her booked flat which was renamed as Flat No.206 instead of Flat No.201. When asked whether the said flat has been sold to any other person or not, she submits that she is not clear about this. She also submits that she is also not clear about the fact whether any other flat is vacant in the said project or not. She also submits that as per her information and knowledge, Mr. Lalan Sharma is the Director of the respondent company who is looking after the affairs of the project but she was neither allowed to contact Mr. Sharma nor was she given any telephone number over which she could contact him. She, therefore, submits that a strict action against the respondent be taken as he is not only a regular absconder in the court but has also failed to comply with the directions of the court.

Hearing the submissions of the complainant and also on perusal of the record, it is clear that despite several opportunities given to him, the respondent has preferred to remain absent from 14.10.2025 consistently. Therefore, a last and final opportunity is given to the respondent to appear before this Bench and file a written reply before the next date of hearing.

The complainant is directed to visit the site and ascertain the status of the flat regarding creation of third party right and she is also directed to visit the office of the Sub Registrar, Phulwarisharif for ascertaining whether the registration of the said flat has been done by the respondent in favour of any other person or not. The Sub Registrar, Phulwarisharif is directed to provide all help and support to the complainant in getting the details regarding the registration of the sale deed pertaining to the said flat, whether it has been done

in favour of any other person or not, so that the Bench may accordingly take a final decision in this matter.

Put up this case on 18.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar