



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA,
Bihar.

RERA/Exe/386/2024
RERA/CC/189/2023

Nikhil Dev

.... Executant/Complainant

Vs

M/s Anuanand Construction Pvt. Ltd.

.... Respondent

Project: **SAI ENCLAVE "BLOCK-G"**

Present: For Complainant: Present.

For Respondent: None.

04/04/2025

ORDER

1. Hearing taken up. The complainant Mr. Nikhil Dev is present. The respondent is absent.
2. The respondent has continuously been absenting himself from the present proceeding. Accordingly, the matter is deliberated upon on the basis of documents available on record.
3. The complainant was asked to find out the details of immovable properties of the respondent and submit before the Authority. This direction was given to the complainant on the previous date i.e. 05.02.2025.
4. The complainant has submitted the details of immovable properties of the respondent as per the press release issued by the Directorate of Enforcement, Patna Zonal office dated 30th December, 2024 and another one dated 29th March, 2025.
5. As per the press release, immovable properties worth Rs. 7.03 Crore were published on 30.12.2024 and properties worth Rs.1.79 Crore were published on 29th March, 2025. The same has been brought to record of the Authority.
6. As per calculation submitted by the complainant, the total consideration amount is Rs. 21.20 Lakh and Rs. 16 Lakh was paid by the complainant for Flat No.304 with a car parking at 3rd floor of Block-G in the project Sai Enclave.

7. The complainant informs that as per the final order passed in Complaint Case No. RERA/CC/189/2023 dated 28.08.2024, the promoter was directed to refund Rs. 16,00,000/- Lakh to the complainant along with interest.
8. The complainant has submitted a detailed computation list with regard to his refund claim on the basis of the order passed in the complaint case. He claims a refund of Rs. 44.92 Lakh calculated with interest up to 30.04.2025. The respondent is not present to controvert the figure submitted by the complainant. Therefore, the same is accepted for the purpose of record.
9. As the properties of the respondent amounting to Rs.8.82 Crore have been attached by the Directorate of Enforcement, Patna Zonal office, the refund amount can now be paid through the liquidation of the immovable properties by the concerned Authorities.
10. Let a copy of this order be sent to the Directorate of Enforcement, Patna Zonal office for providing relief to the complainant, as sought for, once the attached properties are liquidated by it.

With these directions/observations, the matter is disposed of.

Sd/-
(Vivek Kumar Singh)
Chairman