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 Real Tech Construction Pvt. Ltd. …..Respondent

Project: Vishnu Deo Palace

Present: For Complainant: In person
For Respondent: None

25/06/2026 **PROCEEDING**

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

This Bench observes that despite a notice issued to the respondent to appear on the next date of hearing, the respondent has not bothered to appear before this Bench during the hearing held today. The executant submits that the number of booked flat was 201 and the flat still remains locked which has been done by the promoter. In the meanwhile, the nomenclature of the flat has also been changed by the respondent. She apprehends that it was a deliberate misdeed on the part of the respondent to change the number of the flat so that the complainant/ executant does not have any access to the same. When enquired as to whether she recognizes the booked flat by her, she submits that she has visited the flat during the course of construction a number of time and she is well aware of the status of the flat and its location. She requests for a direction to the respondent to either change the nomenclature of the flat and restore the original nomenclature or in case, it is not possible for other technical reasons, then the same flat (though with different nomenclature) be handed over to her immediately. She also requests for a direction to the respondent to execute the sale deed in favour of the complainant. She again reiterates that she is ready to pay the due amount of Rs.1.00 lakh and in case she has defaulted in payment of the same as per terms of the agreement, she is ready to pay interest accured over the same. She further submits that she had approached the respondent for making payment of the remaining amount of Rs.1.00 lakh to the respondent as per the agreed consideration amount but the respondent started demanding undue additional amount of Rs.12.00 lakh from her which she denied since the same was not agreed upon between the parties.

The respondent is strictly directed to file a written reply with respect to the submissions made by the complainant as stated hereinabove. The respondent is also directed to give a demand note to the executant/ complainant for Rs.1.00 lakh and any interest amount accrued upon the due amount as per the terms and the conditions of the agreement for sale.

The respondent is strictly directed to appear before this Bench either in person or through a legal representative on the next date of hearing.

In the meanwhile, restriction on sale of the impugned flat (whatever the nomenclature be) shall remain in vogue and the respondent is restricted from selling the same to any other person/ entity other than the complainant or creating any third party right over the same.

I.G., Registration is requested to ensure issuing directions to the concerned Sub Registrar for complying with the directions given hereinabove.

Put up this case on 31.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar