

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/418/2024

Poonam Pandey		Complainant
	Vs	
M/s Sudha Engicon Pvt Ltd		Respondent
Project: Om Tower- Block A		

Present:	For Complainant: Mr A.K Thakur, Advocate
	For Respondent: Mr Bipin Ranjan, Director

20/07/2026

I N T R I M O R D E R

Hearing was last taken up on 15.04.2026 wherein Mr A.K Thakur, learned counsel for the complainant and Mr. Bipin Ranjan, director of the respondent company were present.

On perusal of the record and hearing the submissions advanced by the learned counsel appearing on behalf of the complainant and Mr. Bipin Ranjan, Director of the respondent company certain discrepancies requiring clarification still persists.

The complainant has contended that a total sum of Rs. 25,00,000/- has been paid towards the sale consideration and, since the agreed consideration was allegedly Rs. 24,60,000/-, an excess amount of Rs. 40,000/- has been paid. However, upon examination of the Agreement for Sale dated 03.08.2019 signed by both the complainant and the respondent, it is observed that the total sale consideration for Flat Nos. 205 and 206 situated on the second floor of Block 'A' of Om Tower has been recorded as Rs. 28,90,000/-.

The respondent had submitted before this Bench during the proceedings held on 28.01.2026, that an amount of Rs. 7,00,000/-

remained outstanding to be paid by the complainant towards the balance sale consideration. During the course of the said proceedings, the complainant agreed to pay the outstanding amount as claimed by the respondent as has been outlined in the interim order dated 28.01.2026.

Thereafter, this Bench had directed the respondent to furnish a demand notice specifying the exact balance amount allegedly payable by the complainant so as to enable the complainant to make payment, if found due. In compliance with the said direction, the respondent issued a demand notice dated 29.01.2026 claiming a total sum of Rs. 10,67,966/- as the outstanding amount. The said demand notice stated that a principal sum of Rs. 6,71,070/- remained payable by the complainant and that interest calculated at MCLR + 2% on the said outstanding amount amounted to Rs. 3,97,896/-, thereby raising a total demand of Rs. 10,67,966/-.

However, upon perusal of the said demand notice, it is observed that the respondent has failed to disclose the date from which the complainant is alleged to have defaulted in payment of the balance sale consideration. Further, no particulars have been furnished regarding the manner or basis on which the interest at MCLR + 2% has been computed. Prima facie, the Agreement for Sale indicates that the balance sale consideration payable by the complainant was Rs. 3,90,000/-. In the absence of a detailed calculation, supporting documents, and cogent material justifying the enhanced demand and the interest component, this

Bench is not in a position to adjudicate the issue conclusively or pass a final order with respect thereto.

Accordingly, in the interest of proper and effective adjudication, the respondent is hereby directed to file a detailed reply within fifteen (15) days from the date of this interim order, specifically explaining the basis of the outstanding demand, the exact amount of sale consideration, the date from which the alleged default in payment of the principal amount by the complainant commenced, the methodology adopted for computation of interest, exact amount of interest on the outstanding amount and the relevant contractual provisions relied upon in support thereof. The respondent shall also be at liberty to file any supplementary document and/or written notes of arguments, in case he feel so, in support of his case.

The complainant is directed to file a detailed statement indicating the exact amount of sale consideration admittedly paid by the complainant, the balance amount remaining, exact interest amount on the outstanding principal amount as per the complainant together with the dates of all the payments made till date supported by relevant documents.

Put up this matter on 11.08.2026 for further hearing.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar