REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/494/2025

Seema .... Complainant

Versus

M/s Sri Anuanand Construction Private Limited .... Respondent

Project: **SAI ENCLAVE**

Present: For Complainant: Mr. Kundan Singh, Advocate
For Respondent: None

08.07.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Kundan Singh appears on behalf of the complainant. Nobody appears on behalf of the respondent.

2. Learned counsel for the complainant submits that the complainant had entered into a registered agreement for sale by booking Flat No. 503, 5th Floor (2 BHK) Block-I having a super built-up area 1220 sq.ft. in the impugned project named 'Sai Enclave'. He submits that despite having made payment of the entire consideration amount of Rs.27,00,000/- to the respondent, the respondent has failed to hand over the possession of the impugned flat to the complainant. When enquired – whether the said flat has been constructed or not, he submits that the said flat is in the process of being constructed but the pace of construction work is very slow. He, therefore, requests for a direction to the respondent to complete construction of the project and hand over the possession of the booked flat to the complainant.

3. The respondent is absent. His view point could not be taken into account. However, on perusal of the record of the case and after hearing the submission of the complainant, this Bench appreciates that a registered agreement for sale was executed between the respondent and the complainant.

4. Learned counsel for the complainant also requests for imposing a restriction on the sale of the impugned booked flat to any other person except the complainant.

5. Acknowledging the request of learned counsel for the complainant, this Bench observes that the complainant has already made payment of the entire

consideration amount to the respondent pertaining to the booked flat and hence, a restriction is imposed on the sale of the abovesaid flat to any other person except the complainant.

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

7. Issue notice to the respondent to appear either in person or through his authorized representative on the next date of hearing.

Put up for hearing on 30.07.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar