REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/79/2026

Sheela Singh .... Complainant

Versus

M/s Apna Awas Construction Pvt. Ltd. .... Respondent

Project: **SHIVLOK**

Present: For Complainant: Mr. Jai Ram Singh, Advocate
For Respondent: None

22.07.2026 **PROCEEDING**

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

2. Learned counsel for the complainant submits that the point of contention is only the allocation of a proper car parking space as per the terms and conditions of the absolute sale deed dated 05.12.2026.

3. On perusal of the record, it is clear that paragraph 5 of the absolute sale deed executed between the respondent and the complainant clearly speaks of allotment of flat no.104 along with a reserved car parking space bearing No.22 on the ground floor. This Bench, therefore, finds it strange that despite the terms and conditions explicitly outlined in the absolute sale deed, a car parking space has not been provided to the complainant. During the last hearing, learned counsel for the respondent assured to come with a positive solution after consultation with the respondent but his absence today does not speak good on the part of the respondent.

4. Learned counsel for the complainant submits that the car parking space with nomenclature '22' is also being shown in the sanctioned map and therefore, there should not be any doubt in the mind of the respondent as regards the allocation of the same.

5. This Bench observes that it is only a matter of proper allocation of car parking space which has already been mentioned in the sale deed. Still before taking a final decision as a recourse to natural justice, a last opportunity is given to the respondent to file a written notes of argument on his behalf or to appear in person in case he has anything more to say on the next date of hearing.

6. It is made clear that the next date of hearing shall be the final date of hearing and accordingly, a final decision shall be taken in this matter.

Put up for hearing on 18.08.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar