

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

**Hon'ble Member Mr. S. D. Jha, RERA, Bihar,**

RERA/CC/218/2024

Gaurav Prakash ..... Complainant

Vs.

M/s Sri Anuanand Construction Pvt. Ltd. .... Respondent

For the complainant: Mr. Amarnath Kumar, Advocate

For the Respondent: None

**Project:– SAI ENCLAVE**

**PROCEEDING**

**19.07.2024** This case has come on transfer from the Conciliation Forum, RERA.

Hearing taken up. Mr. Amarnath Kumar, Advocate, appears for the complainant through virtual mode by filing Vakalatnama without stamp. He is directed to file Vakalatnama with stamp on the next date of hearing. The respondent is absent.

Learned counsel for the complainant submits that the complainant booked Flat no.503 of super built-up area of 1100 sq. ft. with car parking on 5<sup>th</sup> floor in Block- E of the project "Sai Enclave" located at Vijay Singh Yadav Path, Mustafapur, Danapur, Patna, on consideration amount of Rs.25,00,000/- which was paid by the complainant and thereafter Absolute Sale Deed was executed in his favour on 01.06.2016 but till date possession of the flat has not been delivered. The complainant wants possession of the flat with all amenities as per Agreement.

During the course of the proceeding, it has been pointed out that the said project "Sai Enclave" comes under the category of the lapsed project.

In view of the fact that the project in question falls under the category of the lapsed project, this case is transferred to the Full Bench.

**Sd/-**

**S.D. Jha,**

**Member**