REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer, RERA,

RERA/CC/384/2024

Suchita Kumari .... Complainant

Vs.

M/s Soumyvinayak Construction Pvt. Ltd. ....Respondent

PROJECT: BHAGWAN SRI RAM COMPLEX

08.10.2025 **O R D E R**

Learned counsel Shri Sharad Shekhar on behalf of the complainant is present but the respondent is absent.

2. Learned counsel for the complainant submits that the complainant booked 2 BHK Flat no.304 having super built-up area of 850 sq. ft. on 3rd floor in the project known as "Bhagwan Sri Ram Complex" situated at Mauza – Shekhpura, Survey P.S. – Phulwari Sharif, Patna, along with covered parking no.G-304 on consideration amount of Rs.18,55,000/- which was paid by the complainant to the respondent – promoter within stipulated period of time and thereafter the respondent executed Absolute Sale Deed in favour of the complainant on 09.08.2021 but till date the respondent has not delivered possession flat. Hence, the complainant has filed this complaint for a direction to the respondent to delivery possession of flat no.304 in the above project with all amenities as assured in the Agreement.

3. Learned counsel for the respondent during the proceeding dated 01.08.2025 submitted that the respondent is ready to deliver possession of flat in favour of the complainant.

4. Perused the record. The Bench observes that the complainant booked 2 BHK Flat no.304 in the above project and made payment of total consideration amount to the respondent and thereafter the respondent executed Absolute Sale Deed in favour of the complainant on 09.08.2021/01.09.2021 but delivery of

possession of flat has not yet been made to the complainant. However, the respondent, as submitted by his counsel while proceeding dated 01.08.2025, is willing to deliver possession of flat in favour of the complainant.

5. In view of the aforesaid facts and the material available on record, the Authority directs the respondent - company and its Managing Directors Mr. Pappu Kumar and Sri Gopal Panday to deliver possession of Flat no.304 having carpet area 650 sq. ft. and super built-up area of 850 sq. ft. on 3rd floor in the project known as "Bhagwan Sri Ram Complex" along with covered parking no.G-304 with all amenities as per the Sale Deed dated 09.08.2021/01.09.2021 to the complainant within sixty days of this order.

With the aforesaid observations and direction, this case is disposed of.

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA, Bihar.