REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/356/2024

Indu Devi …...Complainant

Vs

M/s Maurya Vihar Builders & Construction Pvt. Ltd. …..Respondent

Project: Maurya Kanaujee City, Block-B

Present: For Complainant: Mr. Chandra Mohan, Advocate
For Respondent: Mr. Sharad Shekhar, Advocate

12/11/2025 **PROCEEDING**

Hearing taken up. Mr. Chandra Mohan, learned counsel for the complainant is present. Mr. Sharad Shekhar, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that he has not yet received any confirmation regarding handing over of the impugned flat to the complainant.

Learned counsel for the respondent submits that Mr. Ranjeet Kumar, the Director of the respondent company was out of station and that is why it took time for settlement of the case. He further submits that as per the map which has been sanctioned by the Planning Area Authority, he is ready to hand over the flat pertaining to the impugned project to the complainant but the flat which he is going to offer is in Block-C and not Block-B as was referred to in the agreement for sale. He further submits that once the complainant gives her consent regarding the same, the sale deed will be executed in favour of the complainant concerned once the flat is completed.

Learned counsel for the complainant submits that the respondent is always changing his stand and consent can only be given when the respondent gives a written undertaking on his behalf regarding settlement of this issue by handing over the possession of a similar flat in another block of the same project.

Learned counsel for the respondent further submits that the complainant is liable for interest as per the agreement for sale for default in payment. Learned counsel for the complainant denies the same and says that he has not defaulted in payment and has paid the amount as per the terms and conditions of the agreement for sale.

Both the respondent and the complainant are directed to sit together and settle the issue on a mutual basis regarding the consent for change in the nomenclature of the flat to be handed over and also regarding the default in

payment at the end of the complainant. The said mutual discussion and settlement shall be made within a period of 15 days from today.

Put up this case on 03.12.2025 for further hearing.

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