

REAL ESTATE REGULATORY AUTHORITY, BIHAR  
Before the Conciliation Forum Bench  
Mr. Ved Prakash, Senior Legal Consultant

**RERA/CC/192/2024**

Shailendra Kumar Choudhary ....Complainant(s)

Vs

Mr. Niraj Singh ....Respondent

PROJECT- N/A

For the complainant: Mr. Hitendra Singh (Adv.)

For the respondent : None

**08.07.2024**

**PROCEEDING**

Shri Hitendra Singh, learned counsel on behalf of complainant is present in person, but the respondent is absent.

Learned counsel submits that the complainant has paid Rs. 3,10,43,000/- for purchase of land measuring 206.93 decimal to the respondent, Shri Manoj Kumar Choudhary who is not ready to develop the land as per agreement as well as sale deed and he is also not appearing before the forum to resolve the dispute. Hence, the record may be referred to the Authority for deciding on merit.

The respondent, as alleged, has executed the sale deed no. 10072 dated 14.06.2023 with respect to the above land and is not developing the same as per agreement with the complainant, but the learned counsel could not file any document on record so far as to how the present land may be treated as development of real estate project and unless or until it is proved by documents, it will be very difficult for this Authority to entertain such complaint case on the point of maintainability. The respondent has also failed to place the material on the point before the forum. In such circumstances, the conciliation is presumed to be failed and the record is referred to the Hon'ble Authority for deciding it on merit.

**Sd/-**  
**( Sachin Chandra )**  
Member, Credai

**Sd/-**  
**( Ravi Anand )**  
Member,  
Grahak Panchayat

**Sd/-**  
**( Ved Prakash )**  
Senior Legal Consultant  
RERA, Bihar