



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

3<sup>rd</sup>, 4<sup>th</sup> & 6<sup>th</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION  
LIMITED COMPLEX, SHASTRI NAGAR, PATNA-800023.

IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR.

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Case No. RERA/CC/1348, 1376, 1356, 1347 and 1346/2020

RERA/AO/392, 402, 395, 391 and 390/2020

1. Dr. Nigam Bhardwaj (in RER/CC/1348/2020/RERA/AO/392/2020)
2. Mrs. Parwati Kumari (in RER/CC/1376/2020/RERA/AO/402/2020)
3. Mrs. Anita Sharan (in RER/CC/1356/2020/RERA/AO/395/2020)
4. Mr. Neeraj Kumar (in RER/CC/1347/2020/RERA/AO/391/2020)
5. Mr. Anuj Kumar Panday (in RER/CC/1346/2020/RERA/AO/390/2020)

.... .... .... .... Complainants

Vs.

M/s Sai Developers (in all cases) ... .... Respondent

**Project: SAI NARAYAN**

## ORDER

**06/12/2024**

Hearing taken up. Heard Mr. Kishore Kunal, learned counsel for the complainant along with Ms. Snigdha, learned counsel and Mr. Punit Kumar, learned counsel for the respondent. I have also heard the promoter, Mr. Sanjay Kumar Sanjeev and perused the records.

Since in all the five cases common grievance has been raised by the complainants and as such they are being heard together and are being disposed of by this common order.

These matters have been heard on several dates and lastly on 11.07.2024 both the parties were agreed for amicable settlement of the matter which is mentioned in the order dated 11.07.2024.

Learned counsel for the respondent submits that as agreed by both the parties on 11.07.2024 the promoter has undertaken before this court that he will finish all the left over work of plaster and painting of boundary wall and pillar up to 1 meter and complete cemented flooring of ground and parking. He has also undertaken that he will bear the half cost of replaced cable wire which was replaced by the allottees at their own cost and this court directed the promoter to do the same positively and these matters were directed to be placed for hearing on 22.10.2024.

Pursuant to the aforesaid undertaking the respondent has completed all the left over work as mentioned in the proceeding dated 11.07.2024 and in support of their submission he has produced the photographs with date and time as also the video clip. Vide proceeding dated 22.10.2024 the complainants were directed not to obstruct the access of the promoter/developer or his official for his entrance into the flats/rooms which are still in his possession/share and the complainants were directed to file an undertaking to the same effect and the matters were directed to be placed for hearing on 06.12.2024. By the said proceeding the complainants were also directed to be personally present on the date fixed but none of the complainants neither personally appeared before the court nor filed any undertaking.

Having heard learned counsel for the complainants and the respondent as also from perusal of the records it appears that all the grievances of the complainants/allottees as mentioned in the proceeding dated 11.07.2024 have been redressed by the promoter which is accepted by learned counsel for the complainant, therefore, there is no need to pursue these matters any further.

**Accordingly, all these matters are being disposed of with a direction to the respondent to pay half cost of the replaced cable wire which is stated to be Rs.50,000/- to the complainants/allottees as per his undertaking given before this court and the complainants/allottees are also directed not to obstruct the access/entrance of the promoter/developer or his official into the flats/rooms which are still in his possession/share in the aforesaid project.**

**With the aforesaid observation and directions these cases are disposed of.**

**Sd/-  
(Ambrish Kumar Tiwari)  
Adjudicating Officer**