

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

RERA/CC/403/2023

Aditya Kumar ChatterjeeComplainant(s)
Vs
M/s Ravi Ranjan Developers Pvt. Ltd.Respondent
PROJECT- Chatterjee Complex

For the complainant: Ms. Kriti Suman (Adv.)
For the respondent : None

25.06.2024 PROCEEDING

Ms. Kriti Suman, learned counsel on behalf of complainant is present, but the respondent is absent.

Learned counsel submits that the complainant is landowner of the project land and the respondent has entered into a development agreement with the complainant to develop the land. She further submits that the map was approved by the Muzaffarpur Municipal Corporation on 24.06.2017 on the total plot area of 1888.51 sq. mt and the total parking area to be provided was 1582.66 sq. mt and on measurement, the total area comes to 13 Kathas and 3.25 Dhurs and further a multi-storied building had to be constructed, as per agreement, over 11 Kathas 11 Dhurs and 15 ft. area from all sides was to be left out for construction of road and the respondent has to deliver 45 % share to the land owner, but in spite of repeated request, the respondent has failed to deliver possession as per share distribution and collect maintenance and also not making association of allottees as per requirement of the Act and also not ready to settle dispute. Hence, record may be referred to the Authority for deciding on merit.

The respondent, as alleged, has failed to deliver the remaining share in parking space as well as on every floor and is also not ready to resolve the dispute amicably. Hence, the conciliation is presumed to be failed and the record is referred to the Hon'ble Authority for decision on merit.

Sd/-
(Bhavesh Kumar)
Member, Credai

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