

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

**Hon'ble Member Mr. S. D. Jha, RERA, Bihar,**

**RERA/CC/32/2024**

**Pankaj Kumar Singh..... Complainant**

**Vs.**

**M/s Sudha Engicon Pvt. Ltd.....Respondent**

**For the Complainant: Ms. Kriti Suman, Advocate**

**For the Respondent: None**

**Project: OM TOWER**

**PROCEEDING**

**14.05.2024** This case has come on transfer from the Conciliation Forum, RERA, Bihar.

Hearing taken up. Ms. Kriti Suman, Advocate, appears for the complainant. The respondent is absent.

Learned counsel for the complainant submits that the complainant booked Flat no.203 in Block A on 2<sup>nd</sup> floor in the project "Om Tower" on 3.7.2019 on consideration amount of Rs.17,00,000/- out of which he paid Rs. 16,95,780/- from 3.7.2019 to 8.4.2021 and Shop no.21/F on 1<sup>st</sup> floor on consideration amount of Rs.8,55,000/- out of which he paid Rs.8,08,640/- from 3.7.2019 to 8.4.2021. Thereafter, Agreement For Sale for flat was executed on 24.7.2019 and Agreement For Sale for shop was executed on 23.7.2019. She further submits that registration of the project has expired on 31.3.2020 but she is not aware about further extension of registration. She also submits that the complainant has filed this complaint for possession of flat and shop. As per Agreement the project was to be completed and possession of flat and shop were to be handed over in December, 2020 but till date the same have not been delivered. The complainant has apprehension that the respondent – promoter may sell his flat and shop to another buyer and, therefore, he requests for restraining the respondent – promoter from executing of Conveyance Deed against flats

and shops of the project. Lastly, she submits that copy of complaint has already been sent to the respondent by mail.

Issue notice to the respondent to file counter within two weeks with a copy to the complainant who will file rejoinder, if any, within two weeks thereafter and appear on the next date of hearing.

The Registration Wing, RERA, is directed to ascertain current status of registration of the project and submit report within two weeks.

The Authority directs the office to issue a letter to the I.G. Registration, Bihar, for issuing necessary direction to all DSRs/Sub-Registrar, Patna/Phulwari Sharif not to register any flat/shop of the project "Om Tower" of M/s Sudha Engicon Pvt. Ltd till further order.

Put up for hearing on 24.6.2024.

**Sd/-**  
**S.D. Jha**  
**Member**