

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**

**RERA/CC/551/2021**

**Sadhna**

**...Complainant**

**Vs.**

**Manish Kumar, Saurav, D.K. Singh**

**...Respondent**

**Project: - Manish Kumar Plot.**

**INTERIM ORDER**

**16.02.2023**

This matter was last heard on 31.01.2023.

The case of the complainant is that she had booked a plot which was subsequently registered on 02.02.2017 but she has not got possession. The complainant has stated that one Saurav Kumar and D.K.Singh had persuaded her to purchase a plot from the vendor Shri Manish Kumar, who was selling the plots after developing the same. She has also submitted that the project has not been registered with the Authority. She has filed the matter for refund along with the interest.

The complainant has filed copy of the absolute sale deed executed by Shri Manish Kumar.

The respondents have not appeared, despite summons having been issued to them and hence ex-parte orders are being passed.

Perused the documents filed by the complainant. Since an absolute sale deed has already been executed, the question for refund will arise only after this deed is annulled for which the complainant may approach the competent court of civil jurisdiction.

The Authority takes note of the submission of the complainant that the vendor Shri Manish Kumar has been selling the said plots without registration. Suo motu proceeding will be initiated against the land owner Shri Manish Kumar for

selling the said plots in violation of Section 3 of the RERA Act, 2016.

The Authority takes note of the contention that Shri Saurav Kumar and Shri D.K. Singh have worked as agents for selling the said plots and directs that sup motu action against them under the RERA Act may also be initiated.

With these directions and observations, the matter is disposed of.

**Sd/-**  
**Naveen Verma**  
(Chairman)