

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mrs Nupur Banerjee, Member

Case No.RERA/SM/632/2024

Authorized representative of RERAComplainant

Vs

M/s Raman & Kumar Construction Pvt. Ltd.Respondent

Project: Mala Tower

Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate

For Respondent: Mr. Sunit Kumar, Advocate

07/05/2024

PROCEEDING

Hearing taken up. Both the parties are present through their respective learned counsel.

Learned counsel for the Authority submits that on the basis of order passed in the complaint case this suo moto case has been registered. This project is not registered. Without registration the respondent has taken the booking.

Learned counsel for the respondent submits that the copy of the complaint has not been served on him. He prays for time to file detailed reply.

A copy of the complaint with documents may be served on the respondent's counsel. He has filed his preliminary objection stating that this suo moto case is not maintainable. There is no existence of the project either on map or on land, so the Authority has no jurisdiction to hear this case. The respondent has taken the booking in 2011.

In reply, learned counsel for the Authority submits that this suo moto case is very well maintainable before the Authority. A complaint case bearing Complaint Case No. CC/58/2024 has been filed regarding that and it is listed before the Hon'ble Member Sri S.D.Jha. It is on-going project. Mala Tower is not registered project. .

Let this case be transferred to the same Bench, i.e. Sri S.D.Jha, Member along with Complaint Case No. CC/58/2024.

Sd/-

**Nupur Banerjee
Member**