

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of

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

RERA/CC/126/2023

Ajoy Kumar Sharma..... Complainant

Vs.

M/s Gen X Homes Pvt. Ltd..... Respondent

Project:—GEN X ICON

ORDER

12.07.2024 Perused the report dated 19.06.2024 submitted by the Administrative Wing, RERA, which was called for by the Authority vide order dated 12.12.2023. It has been observed in the said report by the Authority that the occupancy certificate with respect to the project has already been issued by the competent Authority during its valid registration period on 16.04.2021. Hence, now the Authority has no jurisdiction to revoke the registration.

Taking into consideration the aforesaid fact, the Authority observes that since the project has already been completed and occupancy certificate has also been issued with respect to the project by the competent Authority and that too during its valid registration period, this case is not maintainable. Further, the Authority observes that it has no jurisdiction to determine whether a document is forged or not as this power is vested only with the competent Civil Court.

With the aforesaid observations, this complaint under Section 7 of the RERA Act, 2016 is dismissed and, accordingly, it is finally disposed of in the light of the report dated 19.06.2024.

Sd/-

S.D. Jha,

Member