



REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

**Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA,
Bihar.**

Case Nos. RERA/CC/281/2024

Mr. Niraj Kumar Singh

...Complainant

Vs.

M/s.Tehnoculture Building Centre Pvt. Ltd.

...Respondent

Project: - Aditi Patna, Phase-3

For the Complainant: - In Person.

For the Respondent: - Mr. Deepak Kumar, Staff

ORDER

11.12.2024

The case of the complainant is that they had booked a flat in the project Aditi Patna, Phase-3 in the year 2011 for which he had paid a total consideration of amount of Rs. 17,12,011/- to the respondent which included Rs. 14,00,000/- as unit cost and Rs. 2,00,000/- for car parking and remaining for other expenses. It was further stated in the complaint petition that the respondent handed over the possession of the flat on 30.09.2023 but the respondent had breached the terms and conditions of the agreement of sale by not handing over the possession of the car parking. The complainant subsequently sent a legal notice dated 10.05.2024 to the respondent for execution of the right deed for handing over of the car parking. The complainant for the same reason has filed the instant complaint case under various sections for contravening the Real Estate (Regulation & Development) Act, 2016 and Bihar Real Estate (Regulations and Development) Rules 2017 against the respondent and hence, this matter was filed either to hand over the possession of the car

parking or refund the entire consideration paid by the complainants to the respondent with interest and compensation.

The complainant has placed on record a copy of KYC, copy of the complaint petition which includes the copy of agreement of sale, details of the payment receipt to the respondent and copy of legal notice as annexure to the complaint petition.

The matter has been referred by the Conciliation Forum Bench vide proceeding dated 12.11.2024.

On proceeding dated 12.11.2024, the complainant in person has submitted that the promoter has issued allotment letter for car parking in favour of each and every complainant and the grievances of the complainant have been redressed. The operative portion of which read as follows: -

“Considering the allotment letter issued by the respondent with respect to car parking spaces in favour of all the allottees/ complainants as well as submissions of the parties, it appears that since the respondent has allotted the car parking spaces to the complainants separately and ready to deliver these spaces within one month. So there is no need to continue with the proceedings of the present cases.”

Perused the record. The Authority observes that the allotment letter issued by the respondent with respect to car parking spaces in favor of all the allottees/complainants, as well as the submissions of the parties, has been reviewed. Since the respondent has allotted the car parking spaces to the complainants separately, there is no need to persist with this case.

The matter is accordingly disposed of.

Sd/-

Vivek Kumar Singh
(Chairman)