

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/387/2023

Veena Jha

....Complainant(s)

Vs

M/s Shailja Multitech Pvt. Ltd.

....Respondent

PROJECT- Plot

For the complainant:

Mr. Sharad Shekhar (Adv.)

For the respondent :

Mr. Bipin Kumar Jha (Adv.)

15.10.2025

ORDER

Learned counsel on behalf of both the parties are present.

Learned counsel for complainant by filing an affidavit petition submits that the respondent promoter has issued possession letter of flat nos. 402 and 403 on 4th floor dated 16.08.2025 with respect to the project, Shailja Mateswari Enclave and further that the promoter has declared in the possession letter that the promoter shall adhere to the rules and regulations provided under Bihar Apartment Ownership Act, 2006 and Bihar Building Bylaws, 2014 and RERA Act, 2016 and as such, the complainant was also ready to take over the physical possession of the said flats of the building and the respondent promoter has complied all the above Acts and provisions of law. Learned counsel further submits that the respondent has assured to provide all the amenities in the building as stipulated in the development agreement dated 18.01/2010 and as such, the respondent promoter may be directed to hand over all the relevant documents, such as sanctioned map, fire fighting certificate, lift and generator etc at the time of delivery of possession of flats. He further submits that the respondent should be made liable for any loss or damages or any defects in construction or violation of plan.

On the other hand, learned counsel for respondent submits that the respondent has already handed over possession letter with respect to the flat nos. 402 and 403 on 4th floor of the above project and therefore, he had brought keys of these flats to be handed over along with photo copy of share distribution between the landowner and developer with respect to the project, Shailja Mateswari Enclave dated 02.07.2025. He further submits that the respondent promoter has already submitted documents with details of keys to the complainant, Smt. Veena Jha, wife of late Ajit Kumar Jha and he has handed over keys of flat nos. 402 and 403 in three pieces of each to

the learned counsel for complainant, Shri Sharad Shekhar. Copy of the same is placed on record.

Considering submissions of the parties and going through the record, it appears that the respondent is ready to provide all other amenities as per development agreement and share distribution deed. Learned counsel has further handed over locks and keys with respect to flat nos. 402 and 403 of the project, Shailja Mateswari Enclave through her learned counsel, Shri Sharad Shekhar. Learned counsel for complainant confirms the above submissions made on behalf of learned counsel for respondent. Therefore, there is no need to continue the proceedings of the present case. Accordingly, the present case is disposed of in the light of above discussions/observation/directions.

Sd/-
(Ved Prakash)
Special Presiding Officer