

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Mr. Naveen Verma, Chairman**

**Case No. RERA/CC/944/2021**

**Sudha Kumari**

**.....Complainant**

**Vs**

**M/s Sai Krishna Construction Pvt. Ltd.**

**.....Respondent**

**Project: Shanti Apartment.**

**INTERIM ORDER**

**4.7.2022:** This matter was last heard on 7.2.2022 and was posted for orders on 7.3.2022. However, due to pre-occupation of the Bench in other matter order could not be passed.

The complainant has filed this matter for completion of work in the common areas as mentioned in the Development Agreement. In the complaint petition the complainant has referred the order passed by the Authority in CC/756/2018 which is similar in nature and in that matter the promoter was directed to complete the remaining work and obtain the Completion Certificate and Occupancy Certificate within three months. The complainant states that she is land owner of Block-B and while the land owner of Block-A has got relief in the said case and pray that similar

directions may be issued to the respondent to complete the remaining works.

On the last date of hearing learned counsel for the respondent had assured that all the remaining works of the flat will be completed and all the deficiencies will be redressed.

The complainant was directed on the last date to send a letter to the respondent company for deficiencies. Copy of this letter, if sent, is not on record. Nevertheless as per complaint filed by the learned counsel of the complainant with the deficiencies mentioned are (a) lift not installed, (b) separate power transformer not installed, (c) generator not purchased and installed, (d) firefighting safety not installed, (e) boundary wall and parking space not demarcated. This matter was also filed for giving of copy of CC/OC.

Perused the records. The Bench observes that reply has been filed on 19.4.2022 in which it has been mentioned that only 8 flats have been sanctioned and construction of project and flat area is 340.47 sq. mtr. and therefore, does not fall in the preview of the RERA Act.

Let copy of the reply be sent to the complainant. The complainant may clarify the number of flats. The respondent is directed to file reply on or before the next date of hearing.

The Authority also took note of the assurance of the learned counsel for the respondent and the deficiencies in the common areas which should be redressed and the pending works are to be completed.

**Put up for further hearing on 29.8.2022.**

**Sd/-**

**Naveen Verma  
Chairman**