

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar**

RERA/CC/59/2024

Nidhi

.....Complainant

Vs

M/s Iyom India Construction Pvt. Ltd.

.....Respondent

Project: Uma Residency

Present: For Complainant: Mr. Kishore Kunal, Advocate

For Respondent: Mr. Hemant Kumar, Advocate

03/06/2025

PROCEEDING

Hearing taken up. Mr. Kishore Kunal, learned counsel for the complainant is present. Mr. Hemant Kumar, learned counsel for the respondent is also present.

Learned counsel for the respondent submits a detailed written reply and preliminary objection pertaining to the present complaint. He also submits that a copy of the same has been served on the complainant.

Learned counsel for the complainant submits that no cancellation of the flat concerned was ever done by the complainant. Still in sheer violation of norms, the said flat was sold to another person without any consent of the complainant. He further submits that no proper notice before cancellation of the said booking was ever sent to the complainant.

The respondent counters the above pleading saying that it is not the respondent who cancelled the booking. On the contrary, it was cancelled by the complainant herself and she did not only submit a written letter but also made publication in the newspaper regarding the same.

Learned counsel for the complainant says that the said letter of cancellation is a forged document, being submitted by the respondent. He further submits that he will be producing substantial evidence to this effect before the next date of hearing.

The complainant Ms. Nidhi is also present in person and she submits that she had booked two flats in two different projects of the same promoter (respondent), one named Uma Residency and another Kedar Enclave. She further submits that the booking in Kedar Enclave had actually been cancelled by her and no cancellation has been done in Uma Residency. However, for intention best known to the respondent, he has cancelled the booking on his own pertaining to Uma Residency in the garb of her cancellation with respect to Kedar Enclave. She submits that a letter by her husband has been submitted to the Chief Manager,

S.B.I., Saguna More mentioning the above fraudulent act on the part of the respondent and further requesting the Bank to recover the outstanding amount from the respondent.

Learned counsel for the respondent is requested to submit a detailed reply to this effect before the next date of hearing.

Put up on 10.07.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar