

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/355/2024

Shalini Pansari

.....Complainant

Vs

M/s Expression Buildtech Pvt. Ltd.

.....Respondent

Project: Expression Exotica, Block-A

Present: For Complainant: Mr. Punit Kumar, Advocate

For Respondent: Mr. Amit Singh, Advocate

04/12/2025

PROCEEDING

Hearing taken up. Mr. Punit Kumar, learned counsel for the complainant is present. Mr. Amit Singh, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that no action for rectification of deficiencies as pointed out during the last hearing held on 04.11.2025 has been taken by the respondent. He files a copy of the deficiencies not being taken care of under the signature of 24 signatories mentioning respective flat numbers of the said signatories and claiming thereby that all such signatories are the residents of the said project and they are in total agreement of this view point that the respondent has not fulfilled the terms and conditions as laid in the brochure taken out by the respondent and also as per the terms of the agreement for sale. He also furnishes a copy of the brochure. He is directed to supply a copy of the same to the learned counsel for the respondent and file a copy in this court as well.

Learned counsel for the respondent submits that as soon as conveyance has been executed in favour of the complainant and also an occupancy certificate has been issued after due verification from the competent authority, the position of the complainant becomes that of a legal owner and as such, his grudge/ complaints stands no legal validity in the light of the judgment given by the Hon'ble High Court.

He is directed to furnish a written notes of argument with all relevant documents in his favour and also give a copy of the relevant documents to the complainant for their appreciation of the same. Accordingly, the complainant is also directed to furnish a copy of the relevant documents to the respondent for his appreciation with a further direction to file a written notes of argument on their behalf annexing all the relevant documents within ten days from today, after which a final decision shall be taken in this regard.

Order is reserved.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar