

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: In person

Mr. Kishore Kunal, Advocate

For Respondent: Mr. Hemant Kumar, Advocate

08/04/2025

PROCEEDING

Hearing taken up. Mr. Kishore Kunal, learned counsel appears on behalf of the complainant. The complainant herself is also present. Mr. Hemant Kumar, learned counsel appears on behalf of the respondent.

The complainant submits that she has paid a total amount of Rs.24.00 lakh out of a total consideration money of Rs.22.00 lakh. When she was asked about the reason to explain the payment of extra amount, she told that she had an old car which she has sold to the concerned respondent and the respondent has agreed to adjust the extra paid amount at the time of registry of the booked flat.

Learned counsel for the respondent denies the veracity of the statement made by the complainant and submits that the complainant had earlier stated that she had paid Rs.26.36 lakh and now she is telling that she has paid only Rs.24.00 lakh which is itself a contradictory statement from her side. He further submits that the complainant had cancelled her booking of the said flat and hence, the promoter is ready to refund the remaining amount whatsoever to the complainant.

The complainant vehemently denies the statement of the respondent saying that she has never cancelled booking of the flat and if the respondent is in receipt of any letter, it must be a totally fake letter. She further submits that after getting information about the same, she has lodged an F.I.R. in the Rupaspur P.S.

It seems that both the complainant and the respondent are somewhat unaware of the facts stated by them before this court. Hence, now that the fact has been brought before them during argument, they are requested to verify the truth of the statement made by them.

Learned counsel for the complainant submits that he has strong apprehension that the said flat may be sold on a false pretext as being explained by the learned counsel for the respondent.

Learned counsel for the respondent immediately replies that the flat has already been sold and a Conveyance Deed has also been executed. He is directed to bring forth all the relevant facts including the Deed of Conveyance executed with the new buyer before this court for proper adjudication.

Put up on 29.04.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar