

REAL ESTATE REGULATORY AUTHORITY, BIHAR  
Before the Conciliation Forum Bench  
Mr. Ved Prakash, Senior Legal Consultant

**RERA/CC/214/2024**

Lalti Devi & Ors .....Complainant(s)  
Vs  
M/s Aditya Niwas Developers L.L.P. ....Respondent  
PROJECT- Prithvi Complex

For the complainant: Mr. Punit Kumar (Adv.)  
For the respondent : None

**05.06.2024**

**PROCEEDING**

On order of the Hon'ble Authority notices were issued against both parties for their appearance as well as their consent on conciliation, whereon Shri Punit Kumar, learned counsel on behalf of complainant is present, but the respondent is absent.

He submits that the complainant is a landowner of the project and both parties had executed a development agreement on 25.04.2019 for construction of the above project. According to complainant, the promoter without the consent of the complainant has got the map approved from the competent authority bifurcating the land into two parts with an aim to avoid the construction for publically weaker section and after expiry of the validity period of the map, the promoter continued the construction against a show cause notice was issued to the respondent and construction was stayed by the competent authority, namely, Nagar Parishad, Danapur Nizamat vide memo no. 1070 dated 28.03.2024. Further, the respondent knowingly and intentionally is not appearing. Hence, the record may be sent to the Authority as the matter is relating to revocation of registration.

The respondent, as alleged, is making construction of the project without the consent of the landowner and without approval of the competent authority. He is also not taking pain to appear before the forum to resolve the dispute amicably. Hence, the conciliation fails and the record is referred to the Hon'ble Authority for deciding it on merit.

Sd/-

**( Ved Prakash )**

Senior Legal Consultant  
RERA, Bihar