

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Hon'ble Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/99/2024

Asit Nath Tiwari
Vs.
M/s Geetanjali Real Tech Pvt. Ltd.
PROJECT : Sudha Home Town

....Complainant/Executant(s)
....Respondent

For the complainant : Mr. Subhankar Prabhakar (Adv.)
For the respondent : Mr. Abhiraj Pujan (Adv.)

04.04.2025

PROCEEDING

Shri Subhankar Prabhakar, learned counsel on behalf of complainant and Shri Abhiraj Pujan, learned counsel on behalf of respondent without Vakalatnama are present.

Learned counsel for complainant files a petition under section 35 (i) & (ii) of RERA Act, 2016 after supply of copy of the learned counsel for respondent along with multiple photographs of the building. Keep them on record. Learned counsel submits that the complainant has already filed rejoinder-cum- counter reply to both the respondent nos. 6 & 7. He further submits that the respondents have claimed that there are structural defects in the project and no work remains to be completed. He further submits that the respondents have stated that the responsibility lies with the association of allottees as it is already formed, but there are sufficient structural defects in the building and unfinished works which are wrongfully denied by the respondent. He further submits that the respondent no. 6 & 7 who are landowners are denying the complainant's grievances regarding non-payment of maintenance charges by them. Additionally they claim that no commercial activities are being carried out by them in the premises of the Apartment. However, the complainant strongly denies their these claims. He further submits that in the interest of justice under section 35 (i) and (ii) of RERA Act, 2016, RERA Team may be sent to conduct an independent inquiry regarding the grievances raised by the complainant so that real facts may come on record. He further submits that the complainant is ready to bear the cost of inspection and inquiry to conducted by RERA Team.

Learned counsel for respondent does not oppose the submission of learned counsel for complainant.

Considering submissions of learned counsel for both sides, for the ends of justice, the present status of the project has to be brought on record so that the grievances of the complainant may be addressed.

Hence, a RERA Team comprising Shri Rishikesh Rajan, Legal Intern, Shri Vivek Prakash, Engineer Intern and Ms. Mona Kaushik, Architect Intern is hereby constituted for this purpose and directed to visit at the site of the project and submit their report on or before the next date.

Put up on 18.06.2025 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer