

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

RERA/CC/82/2024

Pradeep Kumar KeshavaComplainant(s)
Vs
M/s Balprada Built Pvt. Ltd.Respondent
PROJECT- Hari Nagar

For the complainant: In Person
For the respondent : None

13.05.2024 PROCEEDING

The complainant is present, but the respondent is absent.

The complainant submits that he purchased a piece of land in the above project of the respondent on 04.12.2015 from M/s Brassah Building Enterprises Pvt. Ltd. owned by Shri Suman Kumar Singh. Later on, he got from the present company owned by the same Suman Kumar Singh in the project registered with RERA to give land for construction of multi-storied building, namely, the present above named project consisting of several Towers and for which a development agreement was executed between the parties wherein he was offered two flats of 2 BHK each and two covered parking space in housing complex. Further, as per agreement, the respondent promoter failed to hand over the flat within the said housing complex during the period of three and half years of the development agreement and the landowner will have to be ready to scrape development agreement and in such case, the promoter will have to pay the landowner the cost of two flats @ 19 lakh per flat plus compoundable interest @ 18 per cent payable quarterly from the date of agreement till the date of payment.

During this period, the respondent has constructed three Towers each of 17 storied and construction works are still going on. On appeal of the complainant to hand over the possession of flats, the respondent gave

false assurances to hand over the same at the earliest, but they did nothing. Later on, they allotted flat nos. 421 and 422 in Bhupati Tower in which construction work is yet to be started and respondent is also not appearing regularly before the forum. Hence, the record may be referred to the Authority for deciding it on merit.

The respondent, as alleged, has failed to deliver possession of flats to the complainant and others during the stipulated period and also failed to appear before the forum regularly to settle the dispute. Hence, the conciliation fails and the record is referred to the Hon'ble Authority for deciding it on merit.

Sd/-
(Mani Kant)
Member, Credai

Sd/-
(Kamlesh Kumar)
Member,
Grahak Panchayat

Sd/-
(Ved Prakash)
Senior Legal Consultant
RERA, Bihar