

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

RERA/CC/230/2024

Ashok Kumar c/o S.K. Gandhi

....Complainant(s)

Vs

M/s Technoculture Building Centre Pvt. Ltd.Respondent

PROJECT- Vastu Vihar, Sasaram, Phase -5

For the complainant:

In Person

For the respondent :

None

15.07.2024

PROCEEDING

The complainant is present, but the respondent is absent.

The complainant submits that an assignment agreement dated 19.01.2022 was executed between the complainant and the respondent company, but later on, the agreement for sale of the building was executed for the same land between Jalaj Arora Gandhi, wife of Surendra Kumar Gandhi, daughter of complainant, Shri Ashok Kumar on 04.03.2023 and the cost of the building was fixed at Rs. 22 lakh. Thereafter, till 10.01.2024, the complainant has paid the total consideration amount of Rs. 22 lakh along with GST amount of Rs. 22,000/-. After completion of the building the respondent has received Rs. 2,10,000/- on 11.01.2024 to get the house registered. However, when the complainant along with his daughter, Jalaj Arora Gandhi visited the site of the plot on 12.01.2024 at 9 a.m., he found that there was no boundary wall and no such construction was done by the respondent. He further submits that the respondent without construction of the house has taken the full consideration along GST and registry amount. So he did not perform the part of his duties and is also not appearing before the forum. Hence, the record may be referred to the Authority for deciding on merit.

The respondent, as alleged, has neither constructed the house nor refunded the principal amount to the complainant nor appeared before the forum to resolve the dispute amicably. Hence, the conciliation fails and the record is referred to the Hon'ble Authority for deciding on merit.

Sd/-

(Ved Prakash)

Senior Legal Consultant
RERA, Bihar