



**REAL ESTATE REGULATORY AUTHORITY (RERA)**  
**IN THE COURT OF ADJUDICATING OFFICER**  
4<sup>TH</sup> & 6<sup>TH</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION CAMPUS  
HOSPITAL ROAD, SHASTRI NAGAR  
PATNA-800023

**Case No. RERA/SM/215/2018**

Authorised Representative of RERA .... .. Complainant  
Vs  
M/s Raman and Kumar Construction Pvt. Ltd. ... .. Respondent

**Project: GREATER GREEN CITY**

**PROCEEDING**

**18/04/2024:**

Hearing taken up. Mr. Abhinay Priyadarshi, learned Legal Representative appears for the complainant and Mr. Sumuit Kumar, learned counsel appears for the respondent.

Learned counsel for the respondent submits that the Divisional Commissioner and the District Magistrate has the jurisdiction to entertain the dispute regarding apartment under the Apartment Act, 2006. He further submits that there is no need to file estimated cost of the project as the respondent has already submitted the completion certificate issued by the then competent person i.e. Architect and Section 3 of the RERA Act only talks about completion certificate not occupancy certificate.

The learned Legal Representative in reply submits that by the interim order dated 12.01.2024/18.01.2024 passed by a Bench of the Authority comprising of the then Chairman has observed that “the submitted copy of the completion certificate is in not Form XII for the project Badal Mansion, Ram Kahna Complex, Bijendra Residency as per Section 15(2) of the Bihar Building Bye-Laws. 2014. However, this copy was not submitted before the Competent Authority. Consequently, the office has been directed to send a letter to the competent authority to verify the validity of the submitted completion certificate.” He further submits that the said observation has not been complied.

Hence, concerned office is directed to comply the aforesaid interim order by sending letter to the Competent Authority enclosing the copy of the Completion Certificate submitted by the promoter. The concerned office is also directed to submit a report regarding cost of the project after visiting site.

**Put up for hearing on 13.06.2024.**

**Sd/-  
(Ambrish Kumar Tiwari)  
Adjudicating Officer**