

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

**RERA/CC/453/2023, 454/2023**

Mr. Navin Niraj, Deepak Kumar .....Complainant(s)  
Vs  
M/s Sarvodaya Grih Nirman Pvt. Ltd. ....Respondent  
PROJECT- Silver Coast, Digha

For the complainant: Mr. Manish Jha (Adv.)  
For the respondent : Ms. Kriti Suman (Adv.)

**22.04.2024 PROCEEDING**

Shri Manish Jha, learned counsel on behalf of complainants and Ms. Kriti Suman, learned counsel on behalf of respondent promoter are present, but none is present on behalf of respondent landowner.

Learned counsel complainants submits that the respondent had executed development agreement with the landowners and assured to complete the project till April, 2012 with a grace period of six month, but has failed to complete the project and deliver possession to the land owner. He further submits that the complainants have executed agreement for sale with the landowner, Shri Rakeshwar Singh and they have paid the major portion of consideration, but since the respondent promoter has failed to complete the project and deliver possession, the complainants are still not in possession of their flats.

On the other hand, learned counsel for promoter submits that these complainants have purchased flats from the landowner who has to fulfill the obligation. She further submits that the legal formalities of the project are being completed so it will take some time in handing over the possession, but the complainants are not ready to wait till further period.

Hence, conciliation fails and the records are referred to the Hon'ble Authority for decision on merit.

**Sd/-**  
**( Mani Kant)**  
Member, Credai

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