

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member
Case No. RERA /CC/244/2023

Tej Pratap Singh

.....Complainant

Vs

M/s Dream Heaven Homes Pvt. Ltd.Respondent

Project: Apna Basera, Motihari

For the Complainant:

Mr. Punit Kumar, Adv.

For the Respondent :

Mr. Hitendra Singh, Adv.

12/07/2024

PROCEEDING

Hearing taken up. Heard both sides at length.

The complainant states that he had booked a Duplex in this project “Apna Basera, Motihari” and he wanted the possession of the duplex earlier and he has paid Rs. 8,71,192/- in the year 2012 but till date they have made half done building and the promoter has abandoned the project and went away and at that time an agreement for sale was executed in the year 2012. After that the validity of the agreement has failed and the building could not be completed within the time period, so second agreement for sale was executed between the two parties on 11.11.2016 but then also the building was not complete and that is why the complainant wants refund of his money.

The counsel for the respondent states that they have made the building completed and so they are in a way to give possession of the duplex to the complainant. They are denying the refund of money. Now the complainant states that he wants refund of money because the building is not complete and it has been left abandoned and he also informs the Bench that this project is not registered and so suo-motu action may be taken against the promoter.

Therefore, the Bench directs the Registration Wing to make an enquiry to this case and place a report regarding completion status and registration status of the project. Accordingly, so suo-motu action may be initiated by the Registration wing and the respondent is directed again if he has failed to submit reply in this hearing, as a last opportunity he is directed to file his reply and submit the photographs of the project within fifteen days.

Put up for hearing on 27th August, 2024.

Sd/-
Nupur Banerjee
Member