

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Mrs. Nupur Banerjee, Member**  
**Case No. RERA /CC/293/2023**

**Prakash Gupta** .....Complainant

**Vs**

**M/s Dream Aakar Construction Pvt. Ltd. ....Respondent**

**Project: Dream Home City, Ashopur.**

**For the Complainant: Mr. Sharad Shekhar, Advocate.**

**For the Respondent : Mr. Ved Prakash Yadav, Director.**

**11/07/2024**

**PROCEEDING**

Hearing taken up. Both parties are present.

The complainant has filed the present complaint for possession of allotted flat no. 706 (2 BHK) having carpet Area of 910 sq. ft and having 50 sq. ft. Balcony area along with reserved car parking space for owner of flat no. 706 in the project Dream Home City situated at Mauza Asopur, Pargana Phulwarisharif, P.S. Danapur, District Patna. The aforesaid project is registered under the RERA. The complainant has booked the aforesaid flat by paying Rs. 7,50,000/- out of total consideration of Rs. 28 lakh to the respondent. Thereafter, an agreement for sale was executed on 20.02.2020 in favour of the complainant. For payment of rest amount, the complainant has applied for housing loan from S.B.I. and as such Rs. 20.00 lakh has been approved by the State Bank of India, West Gandhi Maidan Branch. When the Bank informed the promoter/respondent regarding disbursement of housing loan to the respondent, the said proposal was deliberately denied by the promoter, assigning the reason that the builder is not ready to give the particular flat to the complainant, therefore, the SBI stopped for sanction of the loan and now the complainant states that as because agreement for sale has already been executed now he is ready to pay the remaining amount of money and give the possession of the flat.

The Director of the respondent company is present today in the court and he states that he is unaware of the fact and he wants a copy of the complaint to be served upon him so that he can give proper reply. So this case will be heard on the next date.

Put up for hearing on 23<sup>rd</sup> August, 2024.

**Sd/-**  
**Nupur Banerjee**  
**Member**