



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA,
Bihar.

RERA/SM/589/2023

Authorised Representative of RERA Complainant/Executant.

Vs

M/s Homesaaz Infrastructure Pvt. Ltd.Respondent

Project: **ATHARV NIWAS.**

Present: For Complainant: Mr. Rishikesh Rajan, Legal
Representative of RERA.

For Respondent: Mr. Sumit Kumar, Adv.

09/01/2025

PROCEEDING

1. Hearing taken up. Mr. Rishikesh Rajan, Legal Representative of RERA appears on behalf of RERA. Learned counsel Mr. Sumit Kumar appears on behalf of the respondent.
2. Perused the record. The instant Suo Motu proceeding arises from the Order passed in the Complaint Case No.CC/1233/2021. The respondent has filed a sanctioned map purportedly dated 28th June, 2012.
3. The documents filed by the respondent was sent for corroboration to the Patna Municipal Corporation. They have informed that the concerned Mauza Kathwan is outside the jurisdiction of Patna Municipal Corporation. The concerned Authority further says that the Plan Case No. NPD/Kothwan (R) 4-145/12 dated 28.06.2012 was sanctioned by Nagar Parishad, Danapur Nizamat through the registered Architect Mr. Raman Kumar. The learned counsel for the respondent further submits that they have filed an appeal before the REAT bearing Token No.61/2024.
4. The genesis of the case lies in the complaint filed by Mr. Krishna Murti in the Complaint Case No. 1233/2021. While there is nothing on RERA's record apart from home buyer's complaint to trigger action under Section 3 of the RERA Act. Let the home buyer be impleaded and notice be issued to him for appearing on the next date of hearing. If the home buyer substantively fails to prove that the matter is fit for Suo-Motu

proceeding under Section 3 of the Act, then the purpose of persisting with the same would be defeated.

Put up for hearing on 20.03.2025.

Sd/-

(Vivek Kumar Singh)

Chairman