

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of

Hon'ble Member Mr. S.D. Jha, RERA, Bihar,

RERA/CC/194/2024

Sanjay Kumar Complainant

Vs.

M/s Sri Anuanand Construction Pvt. Ltd.Respondent

For the complainant: Mrs. Anita Singh, wife,

For the Respondent: None

Project:- SAI CITY

PROCEEDING

11.09.2024 Hearing taken up. Mrs. Anita Singh, wife of the complainant, appears for the complainant. The respondent is absent.

Ms. Anita Singh submits that she along with her husband, the complainant, booked Flat no.1301 (3BHK) on 13th floor, Tower no.1, on consideration amount of Rs.18,00,000/- in the project "Sai City" located at Mustafapur, Danapur, Patna vide Agreement For Sale dated 29.07.2019. Out of the consideration money, they deposited Rs.25,00,000/- (Rs.9,00,000/- each by the complainant and her wife Mrs. Anita Singh and Rs.7,00,000/- through cheque dated 28.06.2019). She further submits that the flat was to be delivered in May, 2023 but till date the respondent has not delivered the same. Hence, the complainant wants refund the money along with interest. On query she submits that the cancellation letter has not been sent to the respondent for refund of money.

The complainant is directed to send cancellation letter to the respondent through mail within a week with a copy to the office of the Authority.

Issue notice to the respondent to file counter reply within two weeks with a copy to the complainant and appear on the next date of hearing. In case of non-compliance/non-appearance, it would be presumed that the

respondent has nothing to say in this matter and an order would be passed on the basis of material available on the record.

Office is directed to send a copy of this order to the Registration Wing, RERA, to ascertain current status of registration of the project and if the same is found unregistered then initiate a *suo motu* proceeding, if not initiated, for violation of Section 3 of the RERA Act, 2016.

Put up for hearing/order on 8.10.2024.

Sd/-
S.D. Jha,
Member