

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

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

**RERA/CC/28/2024**

Remy Kumari ..... Complainant

Vs.

M/s SatyabhHomoies Pvt. Ltd. .... Respondent

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For the complainant: Mr. Ishtiyaque Hussain, Advocate

For the Respondent: Mr. Sharad Shekhar, Advocate

**Project:- DEONATH ENCLAVE**

**PROCEEDING**

**12.09.2024** Hearing taken up. Mr. Ishtiyaque Hussain, Advocate, appears for the complainant. Mr. Sharad Shekhar, Advocate, appears for the respondent.

Learned counsel for the complainant submits that the negotiation with promoter to resolve the dispute has failed. He reiterates his submission as made in the complaint that the respondent may be directed to stop from doing deviation to the sanction map approved by the Authority. The respondent may also be directed to complete the project as per the Development Agreement.

Learned counsel for the respondent submits that the instant case is not maintainable as the building is already complete and completion certificate has also been obtained from the Authority. The complainant should her grievance before the Adjudicating Officer, RERA in terms of the provisions under Section 37 of the RERA Rules, 2017.

Learned counsel for the complainant requests for time to file supplementary rejoinder within two weeks, which is allowed. He is directed to file the same within two

weeks with a copy to the respondent's counsel who will file rejoinder within two weeks thereafter.

Put up for hearing on 28.10.2024.

**Sd/-**  
**S.D. Jha,**  
**Member**