

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

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

**RERA/CC/330/2024**

**Rita Gupta ..... Complainant**

**Vs.**

**M/s Sai Ram Developers Pvt. Ltd. .... Respondent**

**Project:- MEENA BINDESHWAR CASA**

**PROCEEDING**

**08.10.2024** Hearing taken up. Mr. Dheeraj Kumar Roy, Advocate, appears for the complainant. The respondent is absent.

Learned counsel for the complainant submits that an order for delivering possession of the flat may be passed in this case as the payment made by the complainant is not in dispute and the complainant is willing to pay the remaining amount to the respondent. He also submits that though vide proceeding dated 02.09.2024 the respondent has been directed not to create any third party interest in the flat in question by executing any Sale Deed or Agreement with another buyer but the complainant has still apprehension that the respondent may handover physical possession of the flat no.201 to any of the parties. Hence, he requests that the respondent may also be directed not to handover physical possession of the Flat no.201 to any of the parties, to which the Authority directs the respondent not to handover physical possession of the Flat no.201 to any of the parties till further order.

The respondent is directed to file counter reply within one month, failing which it would be presumed that the respondent has nothing to say in this matter and further action would be taken accordingly.

Vide proceeding dated 02.09.2024, the Registration Wing was directed to ascertain the current status of the project and submit the report, which has been submitted on 05.09.2024, wherein, it is stated that *suo motu* proceeding

has already been initiated and the matter is pending before the Bench of Hon'ble the Chairman.

Taking into consideration the aforesaid facts, this case is also transferred to the Bench of Hon'ble the Chairman, RERA, Bihar.

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