

**REAL ESTATEREGULATORY AUTHORITY, BIHAR**  
**Before the Bench of**  
**Hon'ble Member Mr. S.D. Jha, RERA, Bihar**  
**Case No. RERA /CC/521/2022**

**Mr. Santosh Kumar** .....Complainant

Vs

**M/s Orange Estate Pvt. Ltd.** .....Respondent

**Project: Shanti Exostica, Block-C**

**For the Complainant: Mr. Santosh Kumar (In person)**

**For the Respondent No.1: Mr. Sharad Shekhar (Adv.)**

**For the Respondent No.2 : Absent.**

**PROCEEDING**

**05.07.2024** Hearing taken up. The complainant Shri Santosh Kumar appears through virtual mode. Shri Sharad Shekhar appears for respondent no.1. The respondent no.2 Shri Prasoon Kumar, landlord is absent. The Authority observes that in future if the complainant wants to appear through virtual mode, he will have to file application one day before, otherwise his prayer for appearance through virtual mode will not be accepted.

Shri Santosh Kumar has appeared through virtual mode and on query as to why the respondent No. 1 Orange Estate Pvt. Ltd. is accountable for this complaint, he has submitted that he has made payment to both the promoter and the landowner. He is directed to file supplementary rejoinder indicating this fact along with the supporting evidences. He is directed to file supplementary rejoinder for which he requests for one month time, which is allowed. He is directed to send a copy to both the respondents namely Orange Estate Pvt. Ltd. and Mr. Prasoon Kumar, landowner who will file their counter replies within two weeks thereafter. They are directed to appear on the next date. In case of non-compliance/ non-appearance it would be presumed that the respondents are nothing to submit further and the order will be passed on the basis of the material available on record. No further adjournment will be granted.

Issue summons to the respondent no.2 to be served by the local police through Sr. S.P., Patna to appear on the next date.

Put up for hearing on 19<sup>th</sup> August, 2024.

Sd/-  
S.D. Jha,  
Member