

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

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

RERA/CC/608/2022

Anamika Singh ..... Complainant

Vs.

M/s Amina Construction Pvt. Ltd. ....Respondent

For the complainant: Mr. Chandan Kumar, Advocate

For the Respondent: None

**Project:- SUDHA COMPLEX**

**PROCEEDING**

**11.09.2024** Hearing taken up. Mr. Chandan Kumar, Advocate, appears for the complainant. The respondent is absent.

Learned counsel for the complainant submits that he has filed the restoration application dated 29.04.2024 for restoration of the complaint (RERA/CC/608/2022) which stood dismissed for non-prosecution vide order dated 18.09.2023. He further submits that due to medical reason the complainant could not appear on the dates fixed in the case and, therefore, he requests for restoration of this complaint.

After considering the submission made by learned counsel for the complainant and going through the restoration application, the restoration application is allowed and the complaint case (RERA/CC/608/2022) is restored to its original file.

Learned counsel for the complainant further submits that the complainant booked Flat nos. 101 & 102 on 1<sup>st</sup> floor along with car parking in the project Sudha Complex, situated at Bypass road near Sonali Showroom, vide Agreement For Sale dated 22.06.2013 on consideration amount of Rs.35,00,000/-, out of which Rs.18,50,000/- was paid by the complainant. He further submits that the said project is not

registered with RERA. He requests to file further submission in writing in the last week of October, 2024, which is allowed.

On query by the Authority the complainant's counsel submits that the consideration amount of the flats has been mentioned as Rs.35,00,000/- on page 13 of the Agreement but on page 14 consideration amount of flats is mentioned as Rs.55,35,000/-. He is directed to clarify whether the consideration amount is Rs.35,00,000/- or Rs.55,35,000/-.

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.

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 on 29.10.2024.

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