

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/393/2024

Rina Kumari Complainant

Vs.

M/s Shine City Infra Project Pvt. Ltd.Respondent

PROJECT: N/A

For the Complainant: Mr. Arun Kumar, Advocate

For the Respondent: None

12.11.2025

PROCEEDING

Learned counsel Mr. Arun Kumar on behalf of the complainant is present but the respondent is absent.

Learned counsel for the complainant files Vakalatnama. Keep it on record.

Issue reminder notice against the respondent.

Learned counsel for the complainant by filing written arguments submits that the complainant has paid Rs.1,80,000/- out of total consideration Rs.7,20,000/- for purchase plot bearing no.C-116 in Block –C having area of 1800 sq. ft. in the project “Swargaya Bhoomi Phase -2, at Gaya. He further submits that the complainant had further paid Rs.4,50,000/- in the scheme of Tashi Sector -1 (PCB) at Village Dariyapur, P.S. Naubatpur, District – Patna, against plot nos. E-781 & E - 782 measuring an area of 1000 sq. ft. each under the scheme of 50% payment and accordingly the complainant has purchased both the plots E-781 & E – 782.

Learned counsel for the complainant further submits that the complainant has invested Rs.1,19,600/- for scheme of Maruti Alto Car known as BID AND HOT DEAL OFFERS PRODUCT AND DISCRIPTION, wherein, the respondent has assured the complainant that the said car would be delivered within 90 days from the date of payment and the complainant has paid the said amount in March, 2019, but when the time failed the respondent has issued a cheque to the complainant of Rs.2,75,000/- in the month of September, 2019 through cheque no.003138 of Kotak Bank, but when the complainant put the said

/2/

cheque for clearance, the said cheque got bounced due insufficient balance on 16.03.2020. Hence, the complainant lodged FIR against the respondent as Chandauti P.S Case no.117/2020 Under Sections 406, 420, 467 & 468 IPC and the aforesaid criminal case is pending before the Additional Chief Judicial Magistrate – IX, Gaya, awaiting for submission of final form/charge-sheet vide G.R. Case no.3303/2020. He further submits that the complainant has further filed petition on 16.07.2020 before the Collector, Gaya, with request to take possession of lands in the said project and also to restrain execution of its deed by the respondent but no action has been taken up-till-now. Further, on 15.05.2023 the complainant has sent legal notice to the respondent but of no avail. He also submits that the complainant is entitled to get registration of said plots through the respondent and also to get compensation.

Consideration the submission as well as going through the record, it appears that though the complainant has claimed the land situated at Gaya as well as Naubatpur, Patna but Enforcement Directorate (ED), Lucknow, has attached all the lands and as such the complainant may approach the E.D. Lucknow for her all grievances.

However, put up on 09.01.2026 for hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA, Bihar.