REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR

RERA/CC/ 40/2022

Rajesh Kumar …...Complainant

Vs

M/s Patna Green Housing Pvt. Ltd. ----------Respondent

Project: METRO GREEN CITY

13/02/2026 **O R D E R**

Heard Shri Mukesh Kumar, learned counsel for the complainant and Shri Shashi Kumar, learned counsel for the Respondent.

2. The learned counsel for the complainant argued that relief may be granted as per his complaint case and he also not interested in amendment of the case. Hence, the amendment petition is dismissed.

3. This case is filed to direct the respondent concerned to complete the project and provide all amenities as mentioned under the said project and as committed under the terms and conditions, under the heading 'Specification of Memorandum of Understanding'.

4. The complainant's case in brief is that to complete the project, namely, METRO GREEN CITY (All that piece and parcel of Plot B-14, having measuring area of 1200 sq. ft. situated at Mauza- Rampur Bhelura, P.S. Janipur, bearing Thana No. 49, survey Thana-Phulwari Sharif,District Patna, Tauzi No. 4579, Khata No. 66, Survey Plot No. 764 bearing Jamabandi No. 373 . The project, Metro Green City is developed by M/s Patna Green Housing Pvt. Ltd. through its Authorized Signatory and Director Mr. Bhushan Kumar Singh with amenities as mentioned under the Memorandum of Understanding dated 22.07.2018 of the said project along with documents and compensation for delay caused and provide completion certificate to the complainant. A photocopy of Memorandum of Understanding dated 22.07.2018along with Money receipts are marked as Annexure 1 series to the complaint petition. The Respondent has executed the Memorandum of Understanding dated 22.07.2018 along with the complainant against Plot No. A 103, having measuring area of 1200 sq. ft. with total consideration money of Rs. 9,43,000/- out of which the complainant has paid Rs. 608,888/-.After receiving the aforesaid amount of Rs. 608,888/- and after the lapse of more than 2 years

situated time the Respondent has yet neither given physical possession of the plot, nor executed any agreement for sale in favour of the complainant against the aforementioned plot. The Project METRO GREEN CITY is the RERA registered project registered vide RERA Registration No. RERAP00175-3/562/R-732/2019 (On-going project) valid up to 31.12.2022. The respondent has given assurance to provide well planned society with the facilities of good drainage system, Electricity etc. as mentioned under the heading 'Specification' in the Memorandum of understanding. The Respondent concerned had not yet completed the project and had not submitted Completion Certificate to the complainant. This case is filed to provide occupancy certificate of his flat.

5. The Respondent neither appeared nor filed rejoinder of the case of the complainant. As per order dated 08.05.2024 it has already been mentioned that the respondent was given one week's time to file reply and if it is not done so, it will be presumed that he has nothing to submit further in this case and the order would be passed on merit on the basis of material available on record. Even till date, no reply has been filed. So this case is being disposed of on the basis of the materials available on record.

6. As per memorandum of Understanding dated 22.07.2018 and also and also considering the money receipts annexed with it, it appears that the respondent is liable to perform his duty as per memorandum of Understanding dated 22.07.2018. Hence, the respondent is directed to complete the work and provide all the amenities as mentioned in the said project and as committed under the terms and conditions under the heading 'Specification of Memorandum of Understanding'. The complainant is also directed to pay all the remaining dues. Both parties are directed to comply the order within a period of sixty days of this order.

7. With the aforesaid observations and directions, this case is disposed of.

Sd/-

(Vinod Kumar Tiwari)

Adjudicating Officer
RERA, Bihar