

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mrs. Nupur Banerjee

Case No.CC/883/2021

Shekhar KumarComplainant

Vs

M/s Technoculture Building Centre Pvt. Ltd.Respondent

Project: Vastu Vihar, Gaya, Phase-05

Present: For Complainant: In person

For Respondent : Mr. Deeraj Kumar Roy, Advocate

06/09/2022

PROCEEDING

Hearing taken up. Both the parties are present.

The complainant submits that last time somebody visited the house. There is a crack in the ceiling. Crack roof in roof cannot be repaired. They should do re-roofing. Possession of the house is given. Proper road is not there. They have not taken any heed to the request of the complainant.

Learned counsel for the respondent referring the operative para of the last hearing direction, submits that today, the complainant is required to file an affidavit. On the last occasion, they have taken a preliminary objection that this Bench cannot grant compensation. Therefore, he agreed to withdraw the claim for compensation. In that regard, he is required to file an affidavit. So far as the complaint petition is concerned, we have received the complaint petition through mail from the complainant and as of today, he has to file an affidavit. Therefore, we are not able to make any submissions. He further submits that they are ready to repair the building. First the complainant has to rectify his prayer portion because in his complaint petition, he has made his submission of replacement of the entire building. Replacement of the entire building amounts to compensation. He prays for time to file reply.

The complainant submits that he wants relief as stated in the complaint petition in which grievance is properly addressed. For compensation, he will approach competent forum. He further submits that if the building is being repaired to the proper shape then he will stay in that building only.

The Bench while taking the notes of the submissions of the complaint that his bungalow is in bad shape and complainant wants that his house should be repaired in the proper way, hence, taking the notes of the same, the Bench directs respondent to start the work of repairing. Meanwhile complainant is directed to amend his prayer in respect to his submission and file an affidavit amending his prayer within two weeks with a copy to respondent. Respondent is further directed to file their reply with a copy to complainant and also file a

status report stating the progress of repairing work before the next date of hearing.

As submitted by the complainant that his bungalow is in bad shape that is why he prays for compensation, upon that, the complainant is at liberty to claim for compensation before the A.O.

Put up for hearing on 03.11.2022.

Sd/-

Nupur Banerjee
Member