

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before Full Bench of Mr Naveen Verma, Chairman,
Mr. R.B. Sinha & Mrs Nupur Banerjee, Members**

**Case No. CC/08/2018, CC/419/2019, CC/1023/2020, CC/1707/2020,
CC/236/2021 & CC/341/2021**

Sanjay Kumar/Anil Kumar/Mukesh Kumar/Chandramauli
Devi/Abhishek Arun/Shyama Kumari.....Complainant

Vs.

M/s Rukmani Buildtech Pvt. Ltd.....Respondent
Project: Chhatrapati Shivaji Greens

Present: For Complainant: In person
Mr Prashant Kumar, Advocate
For Respondent: None

17/06/2021 PROCEEDING THROUGH VIDEO CONFERENCING

Hearing taken up. The complainants are present. Mr Prashant Kumar, learned counsel of the complainant Mukesh Kumar is also present. No one appeared on behalf of the respondent company.

Complainant Sanjay Kumar (CC/078/2018) submitted that no work has been initiated by the respondent company and they are demanding more money. Complainant Anil Kumar (CC/419/2019) submitted that they are going to form their Association and are ready to complete the project of their own.

Mr Prashant Kumar, learned counsel of complainant Mukesh Kumar (CC/1023/2020) submitted that the building has not been completed by the respondent company, they want refund of their deposited money.

Complainant Chandramani Devi (CC/1707/20220) was represented by her son who submitted that they purchased the flat in

2013 and we are waiting patiently for the flat to be handed over to us but we apprehend that the builder will not complete this project as he has many other projects in hand and is not taking interest to complete this project. Complainants Abhishek Arun (CC/236/2021) and Shyama Kumari (CC/341/2021) complained that nothing has been done in G Block and therefore they want refund of their deposited money.

The Bench expressed its displeasure over the absence of the directors of the Company,

The Bench observed that if the builder expresses its inability to complete the project and wants to get it done by any other builder, it can be done with the concurrence of 2/3rd of the allottees having given written consent and also with prior permission of the Authority. It was observed that the registration of this project expired on 31/12/2019 and no application for further extension has been submitted by the respondent company. The Bench suggested the complainants to form an Association so that further action under Section 8 of the RERA Act could be initiated.

The Bench directed the Managing Director and other directors to be personally present on the next date of hearing.

Put up on 21/06/2021.

Naveen Verma
Chairman

R B Sinha
Member

Nupur Banerjee
Member