

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

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

**RERA/CC/557/2023**

**Mani Mala Kumar ..... Complainant**

**Vs.**

**M/s Aastik Group Pvt. Ltd. .... Respondent**

**For the complainant: Mr. Shashwat Pratyush, Advocate**

**For the Respondent: None**

**Project:- SAI SHAYAM SMART CITY**

**PROCEEDING**

**10.05.2024** This case has come on transfer from the Conciliation Forum, Bihar.

Hearing taken up. Mr. Shashwat Pratyush, Advocate, appears for the complainant. The respondent is absent.

Learned counsel for the complainant submits that this complainant has been filed for a direction to the respondent - promoter to hand over physical possession and execute Conveyance Deed of Flat no. 414 on 4<sup>th</sup> floor in Block -A with super built up area of 1550 sq. ft. which was booked in the project "Sai Shyam Smart City" and the Agreement For Sale was executed on 21.05.2019 on consideration value of Rs.44,90,000/-, out of which the complainant paid Rs.39,61,000/- . He further submits that as per the Agreement possession of flat was to be handed over by March 2022. He also submits that the complainant is willing to pay remaining amount. The registration of the project was valid till 31<sup>st</sup> March, 2022. Lastly, he submits that copy of the complaint has already been sent to the respondent.

Issue notice to the respondent to appear on the next date of hearing.

The respondent is directed to file counter reply within two weeks with a copy to the complainant who will

file rejoinder, if any, within a week thereafter. In case of non-compliance by either of the parties it would be presumed that he has nothing to say in this matter and an order would be passed on the basis of material available on the record.

The Registration Wing, RERA, is directed to ascertain current status of registration of the project and submit a report within two weeks.

Put up for hearing/order on 13.6.2024.

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