REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of

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

RERA/CC/517/2022

Mrs. Sushma Sinha…… Complainant

Vs.

M/s Raj Construction Pvt. Ltd. …. Respondent

For the complainant: Sri Rakesh Roshan Singh, Advocate

For the Respondent: None

Project: RAJ COMPLEX

PROCEEDING

24.04.2023 Hearing taken up. This case has come on transfer from Conciliation Forum. Sri Rakesh Roshan Singh, Advocate, appears for the complainant. The respondent is absent.

Learned counsel for the complainant submits that a Development Agreement was entered into between the complainant and the respondent on 8.6.2013 to develop multi storied buildings over her land measuring 28 decimals with terms and conditions that 44% of the total developed built-up area would be delivered to the complainant/land owner. He submits that the complainant wants to get the registration of the project revoked as provided under Section 7 of the RERA Act because of the fact that the respondent has not procured consent letter of the owner in terms of Section 3(f) and the respondent has got two registration for the same plot of land by adopting mischievous means. He further submits that in an earlier complaint case (RERA /CC/617/2021) filed by the complainant, on 21.10.2021 the Authority transferred the case to the Registration Wing for issuing notice to the promoter under Section 7(2) of the RERA Act.

The Authority observes that since this is a case for revocation of registration which is of administrative nature, it would be appropriate to transfer this case to the Administration Division for processing the same for final decision by the Authority.

Hence, this case is transferred to the Administrative Division of RERA.

sd/-

S.D.Jha

Member