REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of

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

RERA/CC/369/2022

Mrs. Pushpa Devi & Uma Shankar…… Complainants

Vs.

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

For the complainants: Sri Arvind Kumar Jha, Advocate

For the Respondent: Mr. Amresh Kumar, partner of the firm,

Project: GBN KUSUM RAJ RESIDENCY

O R D E R

09.05.2023 Hearing taken up. Sri Arvind Kumar Jha, Advocate, appears for the complainants. Mr. Amresh Kumar, one of the partners of the firm, has appeared.

Learned counsel for the complainants submits that in compliance of the proceeding dated 13.4.2023, he has filed written submissions on affidavit and a copy thereof was sent to the respondent through registered post on the address given but that letter has been returned unserved with postal remark "address is not known". He further submits that later on, a copy of the written submission has been served on the respondent physically, which has been accepted by one of the partners of the Firm Mr. Amresh Kumar.

Learned counsel for the complainants further submits that the complainants wants cancellation of the registration on the ground that the details given by the respondent – promoter before the plan sanctioning authority are misleading and frivolous because width of the approach road of the project is only 10 ft., whereas the respondent – promoter has shown before the plan sanctioning authority the width of the approaching road 30ft. The said act of the promoter comes under the corrupt practices, to which Mr. Amresh Kumar submits that the allegations made by the complainant are frivolous and the Authority does not have power to cancel the registration once granted and it is the plan sanctioning authority which is competent to do so.

Having heard learned counsel for the parties and going through the record, the Authority observes that as the issues involved in this case relate to the concerned map passing competent authority, the

complainant may approach the competent authority concerned in this regard. Administrative Wing of RERA is also directed to forward the matter to the concerned competent Authority to enquire into the matter and take appropriate action as per rules.

With the aforesaid observation, this case is disposed of.

sd/-
S.D.Jha,
Member