

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of

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

RERA/CC/283/2022

Mr. Bimlesh Kumar Sinha Complainant

Vs.

M/s Sai Balajee Homes Pvt. Ltd. Respondent

For the complainant: Mr. Anjani Kumar Sinha, Advocate

For the Respondent: Mr. Prem Kunal, representative,

Project: - BALAJI TILKUNWAR RESIDENCY

PROCEEDING

16.05.2023 This has come on transfer from Conciliation Forum, RERA.

Hearing taken up. Mr. Anjani Kumar Sinha, Advocate, appears for the complainant. Mr. Prem Kunal, Marketing Manager of the respondent – company, appears for the respondent without authorization letter. He is directed to appear on the next date with authorization letter of the company.

Learned counsel for the complainant submits that the complainant entered into a development agreement with the respondent on 28.2.2017 to develop multistoried building over his land located at Karorichak, P.S. Phulwarisharif, District – Patna, wherein it was agreed that 50% share would be given to the land owners in the total super built-up area of the building. The building was to be completed within three years with a grace period of six months. The project was registered with RERA in the year 2018. His main contention is that the respondent – promoter has deviated from the sanctioned plan as constructions made at many places within the campus of the project are not in consonance with the development agreement as approved by RERA, which are liable to removed.

Mr. Prem Kunal, representative of the company, prays for some time to enable him to file reply to the supplementary affidavit, which has been served upon him today by learned counsel for the complainant. The prayer is allowed. He is directed to file reply with a copy to learned counsel for the complainant within a month and learned counsel for the complainant will file rejoinder within a week thereafter.

Put up for hearing on 17.7.2023.

sd/-

S.D. Jha,

Member