**REAL ESTATE REGULATORY AUTHORITY, BIHAR**
**Before the Bench of Mr. Ved Prakash, Senior Legal Consultant**

**Exe. Case No -188/2021**
**RERA/CC/1052/2020**

**Mr. Manish Kumar ....Executant(s)**

**Vs.**

**M/s Lakshya Bharti GolbalCorp. . Ltd. ....Respondent**

**PROJECT :Global Apartments**

**For the complainant : Mr. Dilip Kumar Purvey ( Father)**
**For the respondent : Ms. Kirti Suman (Adv.)**

**23.06.2023** **O R D E R**

Shri Dilip Kumar Purvey, father of the executant, Shri Manish Kumar and Ms. Kirti Suman, learned counsel on behalf of respondent company are present.

2. The father of the executant submits that notice issued by the respondent to the complainant is not valid in the eye of law.

3. On the other hand, learned counsel for the respondent submits that the respondent is ready to execute the sale deed in favour of the complainant with respect to Flat no 301 in the project, Global Apartments, Phase -II. She further states that the complainant has neither paid the remaining consideration money nor coming forward to get registration of the Flat. Further, the car parking space has not been mentioned in the order dated 08.07.2021 passed by the Hon'ble Member Shri R.B Sinha in RERA/CC/1052/2020. She further submits that all other allottees of the project are in possession of their respective Flat and have also got the registered sale deed with respect to their allotted Flats, except the present complainant who is creating hurdle not only to the respondent but also to other allottees. She further submits that the project map was approved by the Mukhiya of Gram Panchayat, and the respondent is ready to revalidate the said map by the PMAA and also ready to issue completion certificate, but the Authorities of PMAA are not ready to revalidate the map approved by the Mukhiya of Gram Panchayat.

4. In view of the factual analysis of the issue, it is clear that both the parties are at loggerheads with each other on the issue at hand and they are not ready to comply the order dated 08.07.2021 passed by the Hon'ble Member, Shri R.B. Sinha in RERA/CC/1052/2020.

5. In such facts and circumstances of the case, this bench is unable to execute the above order passed by Hon'ble Member. Therefore, the order dated 08.07.2021 passed by Hon'ble Member, Shri R.B. Sinha in RERA/CC/1052/2020 is sent to the District Judge, Patna under section 40 (2) of RERA Act, 2016, read with Rule 26 of Bihar RERA Rules, 2017 for its execution.

Sd/-
**(Ved Prakash)**
Senior Legal Consultant
RERA, Bihar

23.06.2023