

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of

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

RERA/CC/236/2023

Shubham Prakash Complainant

Vs.

M/s Star India Construction Pvt. Ltd. Respondent

For the complainant: Mr. Amit Singh, Advocate

For the Respondent: Mr. Sumit Kumar, Advocate

Project: – DHANRAJ COMPLEX

PROCEEDING

17.08.2023 Hearing taken up. Mr. Amit Singh, Advocate, appears for the complainant. Mr. Sumit Kumar, Advocate, appears for the respondent.

Learned counsel for the complainant submits that the complainant booked Flat no.304 in Block – B of the Project “Dhanraj Complex, Phase II” in the year, 2017 and out of the total consideration amount he paid Rs.21,89,040/- till the year, 2022. He further submits that though the progress of construction work was not as per the schedule of the agreement, but the respondent used to send demand letters frequently within very short span of time despite the fact the complainant was making payment as per schedule. He further submits that allotment of flat was cancelled without giving opportunity to the complainant.

Learned counsel for the respondent submits that due to not making payment by the complainant in spite of demand letters issued by the respondent, allotment of flat of the complainant has been cancelled. On query whether Flat no.304 has been allotted to other person, he submits that he would seek instructions from the client, for which he seeks one month's time because the Director of the Respondent – company is out of India for medical treatment. He also requests to provide copy of

annexures of the complaint, to which the complainant's counsel states that he would supply the same today.

Learned counsel for the respondent is directed to file counter reply within two weeks with a copy to the complainant's counsel and the complainant's counsel would file rejoinder on affidavit annexing therewith copies of cancellation letter, demand letters and payment receipts within two weeks thereafter with a copy to the respondent's counsel.

Put up for hearing on 26.09.2023.

sd/-
S.D. Jha,
Member