



**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**4<sup>TH</sup> & 6<sup>TH</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION CAMPUS**  
**HOSPITAL ROAD, SHASTRI NAGAR, PATNA-800023**

**IN THE COURT OF ADJUDICATING OFFICER**

RERA/CC/534/2019  
RERA/AO/128/2019

Smt. Radhika Kedia, W/o Sri Gopal Krishna Kedia, Opp: Vaishali Glass Factory, Near Daru Bhatti, Lodi Katra, Ranipur Khirki, Near Sonu Clinic, Patna City, District-Patna, Bihar-800008.

- Complainant

Vs.

1. M/s Sai Shree Balajee Construction and Developers Pvt. Ltd.  
Through it's land owner, Sri Parmeshwar Singh,
2. Sri Parmeshwar Singh, land owner, S/o Late Tej Bahadur Singh, R/o Bharatpur Simli, Karwan Ki Sarai, Mansoorganj, Patna City, P.O.-Patna City, P.S.-Malsalami, District-Patna-800009.

- Respondents

O R D E R

18-06-2021

This complaint petition is filed by the complainant, Smt. Radhika Kedia against Respondent No.1, M/s Sai Shree Balajee Construction and Developers Pvt. Ltd. through it's land owner, Respondent No.2, Sri Parmeshwar Singh u/s 31 read with Section-71 of the Real Estate (Regulation and Development) Act, 2016 for refund of her paid principal amount Rs.19,51,000/- along with other reliefs.

The Respondent No.2, Sri Parmeshwar Singh in his reply as well as during submissions in the Court, has challenged the maintainability of this case in this Court on various grounds including the ground that the project "Rajendra City Complex" situated at Bharatpur Simli, Karwan Ki Sarai, Mansoorganj, Patna City, P.,S.- Malsalami, District-Patna was completed much prior to enforcement of RERA Act, 2016 on 1<sup>st</sup> May, 2017, which is opposed by the complainant and she submitted that the above project and the 3 BHK flat no.201 in Block-B allotted to her are still incomplete and as such the project is 'on going'. She further submitted that the Respondents knowingly and intentionally have not got registration of



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the project in RERA, Bihar only with a view to harass her and other buyers. Hence, the status of the project may be got verified, so that it will come on record that the project is still incomplete.

Due to claim and counter claim of the parties about completion of the project, verification of the site of the project is essential by RERA team, so that the status of the project and flat no.201 allotted to the complainant may be brought on record, which may help in arriving at a conclusion of the case. Therefore, a RERA team consisting of Miss Muskan, and Sri Jainandra Pradhan, Advocates is directed to visit at the site of the project "Rajendra City Complex", after due intimation to the parties, and after local inspection of the project as well as flat no.201 in Block-B of the project allotted to the complainant, submit it's report within 15 (fifteen) days.

Sd/-  
Adjudicating Officer  
RERA, Bihar, Patna  
18-06-2021