

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Telephone Bhavan, Patel Nagar, Patna-800023.**

**Before the Bench of Mrs. Nupur Banerjee, Member  
Complaint Case Nos. CC/978/2021, CC/974/2021,  
CC/977/2021**

**Brajesh Kumar/ Ramesh Kumar/ Mukesh  
Kumar.....Complainant**

**Vs**

**M/s Patna Green Housing Pvt. Ltd.....Respondent**

**Project: Metro Green City**

**For Complainant: Mr. Shard Shekhar, Advocate**

**For Respondent: Mr. Suil Kumar Singh, Advocate**

**13/07/2022**

**Interim ORDER**

The present complaint petitions had been filed under section 31 of the Real Estate (Regulation and Development) Act, 2016 by the complainant on 19-09-2021, seeking relief to direct the respondent to complete the project and provide all the amenities as mentioned under the said project and as committed under the terms and conditions, under the Heading 'SPECIFICATION' of Brochure.

The matter was last heard on 21-06-2022 and after hearing the parties the order was kept reserved.

Perused the record of the case. The present complaints had been filed by the complainants stating therein that complainants have booked a plots situated at Mauza – Rampur Bhelura, PS – Janipur, bearing Thana No. – 49, Survey Thana – Phulwari Sharif, District for the consideration amount of Rs.9 lakh and out of which complainants had paid Rs.3.96 lakh in case nos. 978/2021 and 974/2021 and Rs.3.01lakh in case no.977/2021. They further submitted that more than 2 years has been passed but the respondent has yet neither given physical possession of the plot, nor executed any agreement for sale in favor of the Complainants against the aforementioned plot. They further submitted that respondent has given assurance to provide well planned society with the facilities of good drainage system, Electricity, etc. as mentioned under the Specifications of Brochure (Annexure 1) but not yet completed the project and submitted Completion Certificate. Hence, this complainant petitions are filed seeking relief to direct the respondent to complete the Project, namely, METRO GREEN CITY and provide all the amenities as mentioned under the said project and as committed under the terms and conditions, under the Heading ‘SPECIFICATION’ of Brochure.

Perused the record of the case. The Bench observes that respondent has prayed for time to file reply on the last date of hearing.

Time allowed. The Bench directs the respondent to file reply within 2 week with copy to the complainant. The

complainant may file rejoinder thereafter if any with copy to respondent.

**Inform both then parties accordingly.**

**Put up on for hearing on 27/08/2022.**

**Sd/-**

**Nupur Banerjee  
Member**