

**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**

**22/12/2022**

**ORDER**

The matter was last heard on 13-10-2022 and was fixed for orders on 29.11.2022. However, due to pre-occupation of the Bench in other matter, order could not be pronounced on the date fixed.

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.

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 Mr. Suil Kumar Singh, learned counsel appeared for respondent during the course of hearing on 21-06-2022 and has prayed for time to file reply but it appears that despite interim order passed and opportunity given, no reply has been filed on the behalf of respondent and even no one appeared expect on the above-mentioned hearing.

Hence, order being pronounced on the basis of documents available on records.

In the light of documents placed and submission made, the Bench hereby directs respondent and their directors to provide the possession of respective plots to complainants with all the facilities and amenities as provided in the brochure and in consonance to Agreement for Sale after completing the project.

The Bench further request monitoring wing to look into the QPR updates by the respondent till date showing development of project and in case of any defaults, take necessary action as per the provisions of the Act.

The Bench also directs complainants to pay the due consideration amount if any in accordance to the payment schedule mentioned in the Agreement for Sale.

With these observations and directions, these matters are disposed of.

**Sd/-**

**Nupur Banerjee  
Member**