

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**2<sup>nd</sup> Floor, BSNL Exchange Building, Patel Nagar, Patna-800023.**

**Before the DoubleBench of Mr. Naveen Verma, Chairman &  
Mrs. Nupur Banerjee, Member**

**Case No. RERA/CC/180/2021**

Rashmi Verma.....Complainant

Vs

M/s Silver Point Engicon Pvt. Ltd.....Respondent

**Project: Sachida Complex**

**26.10.2021**

**ORDER**

The complainant has filed this matter against M/s Silver Point Engicon Pvt. Ltd. Seeking directions to the respondent company for completion of the work and to submit completion certificate, fire certificate and no objection certificate from the competent authority. The complainant had booked flat no. A-4 in project Sachida Complex, Ashiana Digha road. Due to delay in handing over the possession the complainant is paying rent and seeks compensation for Rs. Ten lakhs. The case of the complainant is that a notice under section 14(3) of the RERA Act, 2016 has been served to the respondent but no reply has been filed. Further, the completion certificate has not been given till date.

The matter was last heard on 05/10/2021 wherein it was observed that despite fresh notices having been issued to the Directors of the respondent company, they did not appear before the Authority. The Bench has therefore no option but to pass ex-parte orders on the basis of materials available on records of the case.

The Bench directs the Directors of the respondent company to complete the project at the earliest providing basic amenities such as lift, generator and guard room and proper drainage system, as mentioned in the agreement to sale, within one month of issue of the order. The respondent will also obtain the completion certificate and give a copy to the allottee.

Let a copy of this order be pasted on the website of RERA and the premises of the project as well as outside the office/home of the respondent Directors. If the order is not complied with, the complainant may file a fresh matter for execution of the order and action would be taken as per Section 40(1) and 40(2) of the Real Estate (Regulation and Development) Act, 2016. The claim for compensation may be pressed before the Adjudicating Officer.

With these directions, the matter stands disposed of.

Sd/-  
**Nupur Banerjee**  
Member

Sd/-  
**Naveen Verma**  
Chairman