

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Double Bench of Hon'ble Chairman, Mr. Vivek Kumar

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

RERA/CC/11/2023, 159/2023 & 175/2023

Mr. Bhole Nath Bambam / Shree Kant Lal / Ravi Ranjan

.....Complainants

Vs.

M/s Ghar Lakshmi Buildcon Pvt. Ltd. Respondent

Project:- SARITA KUNJ SMART CITY

ORDER

18.09.2024 Hearing taken up. The complainants Mr. Bhole Nath Banbam and Shree Kant Lal appear in person and Mr. Ravi Ranjan appears through virtual mode. Mr. Sujit Chandra Kesari, authorized representative, appears for the respondent.

At the very outset, it is to mention that RERA/CC/175/2023 was not listed today but the complainant requests to be heard along with RERA/CC/11/2023 & RERA/CC/159/2023 as the issue involved is also similar to both the aforesaid listed cases and he also wants the same relief as has been sought in the aforesaid two cases. The request allowed.

The authorized representative of the respondent submits that the respondent – promoter has sold all the flats of the projects, like, Sarita Kunj Phase -1, Sarita Kunj Phase –II and Income Tax Residence and there is no inventory in those projects.

The complainants submits that the respondent - promoter is not telling the correct fact because they have knowledge that flats are still available to be sold in the aforesaid projects they would wait to get flat in the aforesaid projects if are found available in future. They also submit that if they would be satisfied that flats are not available in the aforesaid projects, they would file fresh complaint for refund of money. Lastly, they request that registration of flats of the

aforesaid projects may be stayed, to which the Authority directs the office to issue a letter to the I.G. Registration, Bihar, for issuing necessary directions to all the DSRs/Sub-Registrars, Patna/Phulwarisharif not to register any flat/apartment of the projects Sarita Kunj Phase -1, Sarita Kunj Phase –II and Income Tax Residence of M/sGhar Lakshmi Buildera Pvt. Ltd. till further orders.

Taking into consideration the aforesaid facts and the submissions made by the complainants, the Authority directs the respondent company and its Managing Director Mr. Rahul Kumar to deliver possession of flat to the complainants if, in future, flats are found available in the aforesaid projects. The Authority further observes that the complainants are free to file fresh case for refund of money, if they are satisfied that flats are not available in the aforesaid projects in near further.

With the aforesaid observation and directions, these cases are disposed of.

Sd/-
S.D. Jha
Member

Sd/-
Vivek Kumar Singh
Chairman