

**RAJASTHAN REAL ESTATE REGULATORY AUTHORITY,
JAIPUR**

Complaint No. RAJ-RERA-C-N-2024-7199

BHARAT KUMAR SUTHAR

.... Complainant

VERSUS

THE LOVE HOMES LLP

.... Respondent

HON'BLE MEMBER SMT. RASHMI GUPTA

PRESENT :

Shri Bharat Kumar Suthar, complainant in person

Advocate Praneti Agarwal, Advocate Alka Kaushik,
Advocate Muskan Gupta for respondent

...

Date of Order : 11.06.2025

: ORDER :

- 1) The present complaint has been preferred by the complainant under section 31 of the Real Estate (Regulation and Development) Act, 2016 with regard to the Group Housing project **"LOVE HOME MARWAR, PHASE-I"** at Khasra No./ Plot No.241/1, 241/4, 241/5, 241/6, Village- PAL, Shobhawato Ki Dhani, Pal Road, AIIMS Road, Jodhpur-342008 bearing Registration No. **RAJ/P/2019/917**.
- 2) As per complaint, the complainant had booked a flat bearing no. 803 in the project. The total sales



consideration was Rs.23,03,193/- and the sale deed was executed on 23.03.2024. The respondents has failed to complete phase-1 by the extended date 31.03.2024, there is no proper facility for consumable water, 100ft road was promised by the respondent but there is no proper road to reach the destination, builder is also selling open area as a parking. The prayer of the complainant is that the respondent be directed to provide proper consumable water facility and the respondent be restrained from selling open area as a parking.

- 3) Reply has been filed by the respondent contending that the complaint filed after the execution of sale deed dated 23.03.2024. Possession has already been delivered and the possession letter dated 20.03.2024 has been duly acknowledged by the complainant as he signed the possession letter. Complainant's contentions regarding incomplete facilities are baseless as complainant on affidavit cum self declaration dated 23.04.2024 agreed that he has accepted the possession of the said flat and have thoroughly inspected the flat and building, fixtures and finishing done in the flat and have satisfied himself about the ownership, approvals, layouts and specifications of the said flat. The complainant has also signed the satisfaction form dated 23.04.2024. The respondent has also obtained partial completion



certificate for the said block on 16.08.2023. The prayer of the respondent is that the complaint be dismissed.

- 4) The complainant reiterated the arguments and further stated that the Bore well water TDS is very high and water is not consumable. That the builder is selling open area as a parking and is also converting two wheeler parking into four wheeler parking.
- 5) The counsel for the respondent argued that the complaint filed after the execution of sale deed and once the sale deed is executed and satisfaction form is signed, Hon'ble authority has no jurisdiction to provide such relief. The Bore well facility for water and has already been provided. Further the complainant already has two wheeler parking facility and he has nothing to do with parking area.
- 6) Having heard counsels of both the parties & perused the record of the case throughly, this authority is of the view that :
 - a) Complainant has taken possession after signing the sale deed.
 - b) No proof is submitted regarding selling of common area as parking.
 - c) If there are issues related to common



(Signature)

issues/facilities RWA may approach
Appropriate Authority.



- 7) Accordingly, the present complaint is disposed of and
consigned to record. This case is now removed from
the cause list of the Authority. The order will be
uploaded on the web portal of this Authority. A copy of
this order be placed in the concerned file and also
sent to concerned parties.

(Rashmi Gupta)
Member