CGHC010417892026 2026:CGHC:45924

RAGHVENDRA JAT Digitally signed by RAGHVENDRA JAT

NAFR

HIGH COURT OF CHHATTISGARH AT BILASPUR

WPC No. 5461 of 2026

1 - M/s D.B. Ventures Through Its Partner Shri Ajay Sharma, S/o Shri Kishan Lal Sharma, Aged About 50 Years, Address - Parashuram Chowk, Gaurav Path, Champa, District - Janjgir-Champa (Chhattisgarh)

... Petitioner(s)

versus

1 - The State Of Chhattisgarh Through The Secretary, Department Of Housing And Environment, Mahanadi Bhawan, Nava Raipur, Atal Nagar, District - Raipur (Chhattisgarh)

2 - Smt. Sarita Goyal Wife Of Shri Devendra Kumar Goyal Address Flat No. 416, Vaibhav Vatika, Sardar Vallabh Bhai Patel Nagar, Jamnipali, District - Korba (Chhattisgarh)

... Respondent(s)

For Petitioner(s)	:	Mr. Nishant Basak, Advocate.
For Respondent(s)/State	:	Dr. Arham Siddiqui, Panel Lawyer.

Hon'ble Mr. Justice Amitendra Kishore Prasad

Order on Board

30/10/2026

1. By way of this petition, the petitioner has prayed for following reliefs:-

   “10.1 The Hon'ble court may be kind enough to Call for the records pertaining to Case No. M-PRO-2025-02752 from the Chhattisgarh Real Estate Regulatory Authority (RERA), Raipur.

   10.2 The Hon'ble court may be kind enough to Set aside and quash the impugned order dated 04.07.2025 passed by the Learned RERA Authority to the extent it imposes interest and financial liabilities upon the Appellant.

   10.3 The Hon'ble court may be kind enough to Declare that the delay in completion was attributable to Force Majeure (COVID-19 pandemic) and default in timely remittances by the Respondent.

   10.4 The Hon'ble court may be kind enough to Pass any other order, relief, or directions that this Hon'ble Court may deem fit and proper in the facts and circumstances of the case.”

2. Learned counsel for the petitioner submits that, as the RERA Appellate Authority was not functioning effectively and the petitioner's matter had remained pending without consideration, the petitioner was constrained to approach this Court by way of the present petition seeking appropriate relief.

3. On the other hand, learned counsel for the State submits that the RERA Appellate Authority is functioning and is competent to consider the petitioner's grievance in accordance with law.

4. I have heard learned counsel for the parties and perused the material available on record.

5. Considering the facts and circumstances of the case, and particularly taking note of the fact that this Court has, on several occasions, passed orders directing the RERA Appellate Authority to consider the petitioner's request for interim relief, which is stated to be pending consideration, this Court is of the view that the petitioner's grievance may appropriately be considered by the said authority.

6. Accordingly, the petitioner is directed to appear before the RERA Appellate Authority along with a copy of this order and pursue the matter for consideration of the pending application for interim relief. Upon the petitioner's appearance, the RERA Appellate Authority shall consider the petitioner's grievance and pass an appropriate order in accordance with law, expeditiously, having regard to the facts and circumstances of the case.

7. With this observation and direction, the writ petition is **disposed of.**

Sd/-

(Amitendra Kishore Prasad)
Judge

Raghu Jat