REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/43/2025

Sumit Kumar ……Complainant

Vs

M/s Sudha Engicon Pvt. Ltd. ……Respondent

Project: Om Tower

Present: For Complainant: Ms. Kriti Suman, Advocate
For Respondent: Mr. Bipin Ranjan, Director

26/10/2026 **PROCEEDING**

Hearing taken up. Ms. Kriti Suman, learned counsel for the complainant is present. Mr. Bipin Ranjan, the Director of the respondent company is also present.

Learned counsel for the complainant submits that the complainant owes an amount of Rs.2.32 lakh but the shop and otherwise the project has not been made ready for habitation because many basic amenities as per the agreement for sale are still lacking in the said project.

The Director of the respondent company submits that the project is almost in complete stage and 11-12 people are residing in the said project. He further submits that presently only lift and generator are the remaining works which need completion. He submits that the generator shall be installed within a period of 7-8 days and the lift will be installed in the next month. The orders for both the commodities have already been placed before the manufacturer concerned. The Director of the respondent company requests for a direction to the complainant to make payment of the entire due amount as per the agreement for sale because even after the concerned shop is made ready for possession, the same cannot be handed over to the complainant concerned for reasons of non-payment of the due amount by the complainant.

Learned counsel for the complainant submits that the project is not yet complete and as per the terms of the agreement 5% amount is to be kept with the complainant and has to be paid only at the time of possession.

The Bench directs the complainant to pay the entire remaining amount as per the terms of the agreement for sale. The Bench further directs both the Director of the respondent company as well as the complainant to get in touch with each other and fix a mutual date for inspection of the project within a period of one month from today conveniently (after Chhath Puja as per the request of the Director of the respondent company).

In the meantime, the respondent is directed to get the basic amenities installed in the project.

Put up this case on 22.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar