REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/139/2025

Brajesh Kumar Singh ……Complainant

Vs

Sasu Engicon Pvt. Ltd. ……Respondent

Project: Ram Chandra Singh Tower

Present: For Complainant: None
For Respondent: Mr. Punit Kumar, Advocate

26/10/2026 **PROCEEDING**

Hearing taken up. The complainant is absent. Mr. Punit Kumar, learned counsel for the respondent is present.

Learned counsel for the respondent requests the case to be closed on account of deliberate regular absence of the complainant.

On perusal of the record the Bench finds that the learned counsel for the complainant was present during the last date of hearing on 06.08.2026 and he has also been present during several dates of hearing and hence, the submission made by the learned counsel for the respondent bears no substance and therefore, cannot be accepted.

The respondent on the other side is bound for redressal of the complaint filed by the complainant and it is really surprising at the end of the complainant that after eight hearings held in this matter, learned counsel for the respondent shows a blank face before this Bench mentioning therein that he is unaware of the facts of the case.

Learned counsel for the respondent is directed to download a copy of the complaint petition from RERA Website or get a copy of the same from the complainant or apply for a certified copy before this Bench.

On perusal of the complaint petition the Bench observes that the impugned project Ram Chandra Singh Tower as appears from the complaint petition has not been completed and handed over to the landowner by the promoter (respondent) within the prescribed time period and hence, this complaint.

The respondent must well be in knowledge of the above fact. As per the complaint petition, a development agreement was executed between the landowner and the promoter on 27.06.2019 but the said project has not been completed as yet. The project as such is at Motihari. The respondent must be conversant with the fact regarding the complaint petition and he must well be in knowledge of the facts of this case, what is the condition of the project and why it has not been handed over to the landowner despite the development agreement

between the respondent and the landowner (complainant) concerned. When enquired whether the project is registered with RERA or not, learned counsel for the respondent submits that the same has been registered with RERA.

The Compliance Wing of RERA is directed to verify the details of the project and ascertain whether the said project has been registered with RERA or not. In case the said project has not been registered with RERA, the Compliance Wing is directed to take necessary action against the same as per the provisions of the Real Estate (Regulation and Development) Act, 2016.

The complainant is directed to appear either in person or through his authorised representative on the next date of hearing mentioning the details of the grievances and updated status of the same with relevant documents in his favour.

Put up this case on 22.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar