

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/228/2026

Swetabh & Anr.	Vs	Complainant
M/s Venus Star Construction Pvt. Ltd.		Respondent
Project: Venus Empire		

Present:	For Complainant: Mr. Sahil Kumar, Advocate For Respondent: Mr. Sumit Kumar, Advocate
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29/07/2026

PROCEEDING

Hearing taken up. Mr. Sahil Kumar, learned counsel for the complainant is present. Mr. Sumit Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that his basic grievance is regarding the structural defect in the building of the impugned project. He submits that a Swimming pool has been constructed on the topmost floor and beneath the Swimming pool his flat is located where there is a lot of vibration and also seepage, which goes into the electric line and may cause an obstruction in future. He, therefore, requests for a direction to the respondent for getting the fault rectified.

Learned counsel for the respondent submits a technical report of an independent agency named Om Shiva Test House Pvt. Ltd. He submits that on receiving knowledge of a complaint regarding vibration created by the motor of Swimming pool and also leakage causing structural defect in the building, the respondent company engaged an independent agency for doing the structural test. He submits that as per the report submitted, the vibration level (frequency) in the drawing room and the Puja Room of Block-A, Flat No. 1903 which is the flat where the complainant is residing, the vibration level results have been recorded as Zero. He also submits that the allottee association has already been formed by the respondent.

Learned counsel for the respondent is directed to get a report from the allottee association and especially the other residents in different flats on the same floor whether they are being disturbed by the vibration caused by the motor or not. As regards the leakage in the electric line, which is being raised by the complainant is concerned, the members of the allottees association are directed to submit an affidavit regarding the present status of the same.

Meanwhile, the complainant is also directed to approach the competent authority which is PMAA and file a complaint before the said Authority, who will get the same verified from their structural engineer and accordingly, take necessary action in case if there is any violation in the conditions outlined in the sanctioned map. Learned counsel is also directed to furnish a copy of the technical report and an affidavit from at least 2/3rd allottees of the said block

and submit the same before this Bench through a written submission on the next date of hearing.

Put up this case on 16.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar