REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/327/2025

Sunil Kumar Mishra ……..Complainant

Vs

M/s R.D. Eco Developers Pvt. Ltd. ……..Respondent

Project: RAM SWAROOP APARTMENT

Appearance:

For the Complainant: In person
For the Respondent: Mr. Sumit Kumar, Advocate
Mr Pramod Kumar, Director of the Company

02.09.2026 **O R D E R**

This matter was last heard on 19.08.2026 when the complainant was present in person and Mr. Sumit Kumar, learned counsel for the respondent was also present. Mr. Pramod Kumar, Director of the respondent-Company was also present in person.

2. During the hearing, the Director of the respondent-Company has submitted that the respondent is committed to fulfil the entire obligations in accordance with the terms and conditions contained in the Agreement for Sale executed between the respondent and the complainant.

3. The Director of the respondent-Company further submitted that he is regularly visiting the project site and has mutual discussions with the allottees and their representatives at the project site itself. During the hearing, he also submitted that he shall be complying with the terms and conditions incorporated in the Agreement for Sale and shall be providing all the basic amenities contained therein, for example, lift, transformer, generator etc. and shall also be constructing a proper approach road, so that the complainants/allottees do not have any

problem in transportation while residing in the impugned project. He also requested for a time of two months to be given to him so that he hands over fully constructed flat as per the terms and conditions of the Agreement for Sale to the allottees concerned by 31st October, 2026. During the hearing, he was directed to furnish an affidavit to this effect, so that a final decision be taken accordingly.

4. In compliance with the direction given above, the Director of the respondent-Company Shri Pramod Kumar has filed an affidavit on behalf of the respondent mentioning the details of the complaint cases pertaining to Ram Swaroop Apartment, bearing RERA Registration No.BRERAP00427-6/1336/R-1141/2021. In the said affidavit he has undertaken on oath that the above said complainants are lawful allottees of the project named Ram Swaroop Apartment, for which the construction work is being carried out expeditiously by the respondent. In the said affidavit, the respondent has also committed to complete the project in accordance with the sanctioned plan and the project is supposed to be completed by 31st October, 2026.

5. On perusal of the record and hearing the submissions of the complainant, the Bench observes that the present case has been pending for a long period i.e., nearly two years now and therefore, the complainant cannot be kept waiting for an endless period for redressal of his grievances. It has also been undertaken by the respondent-Company vide affidavit submitted by the Director of the Company that the project "Ram Swaroop Apartment" shall be completed and handed over as per the sanctioned plan to the respective allottees by 31st October, 2026.

6. Considering the assurance given by the promoter (respondent), the Bench directs the respondent to complete the project in question in all respect as per the sanctioned plan and also in accordance with the terms and conditions of the Agreement for Sale latest by 31st October, 2026.

7. It is made clear that in case of failure on the part of the respondent to comply with the directions given herein above, the complainant shall be at

liberty to move the Authority for redressal of his grievances by way of filing an execution case against the promoter (respondent).

8. As far as any claim for compensation is concerned, the complainant is at liberty to file a separate case for compensation in Form-N in the Court of Adjudicating Officer, RERA, Bihar, Patna for redressal of his grievances.

9. The case is, accordingly, disposed of with the above observations and directions.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar