

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

RERA/CC/478/2023

Radhe Shayam Rai & ors.Complainant

Vs

M/s Azion Construction Pvt. Ltd.Respondent

Project: Ramagya Residency

Present: For Complainant: In person
For Respondent: Mr. Shiv Shankar Dubey, Advocate

Mr. Kumod Kumar, the Director

11/11/2025

ORDER

Hearing taken up. One of the complainants Mr. Kamaldeo Rai is present in person. Mr. Shiv Shankar Dubey, learned counsel for the respondent is present. Mr. Kumod Kumar, the Director of the respondent company is also present in person as per the direction of the court.

The complainant submits that there was a commitment from the respondent side to hand over the parking space and get the transformer and generator installed in the premises. Since the same was not done by the respondent, hence the complainants were forced to lock two of the flats belonging to the respondent.

Mr. Kumod Kumar, the Director of the respondent company, who is present in person, submits that despite M.D. of the respondent company being an absconder, he out of his moral responsibility has taken up the job to complete the project in question. He submits that the transformer has already been installed in the premises and the parking space has been created. He further submits that the generator has already been purchased and is likely to be installed within a week's time.

Learned counsel for the respondent requests for some more time to be given to him at least till this month for completing the entire remaining work. The complainant, who is present in person, submits that the floor of the parking space is not proper and is undulated which needs to be rectified.

The respondent is directed to get level of the floor corrected and see to it that there is no undulation left in the construction of the floor and for this a total time of 20 days is being given to the respondent concerned. The respondent is directed that after the completion of the work he shall furnish a compliance report giving a copy of the same to the complainant.

Learned counsel for the respondent requests for a direction to the complainant to open the flats concerned once the work is completed. The complainant is directed to do so. However, even after the completion of the

above work, if the flats which have been locked by the complainant are not opened by the complainants concerned, the respondent shall be at liberty to take recourse to legal action against them for getting his flat vacated.

This case is, accordingly, disposed of with the above directions.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar