

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR**

**RERA/CC/301/2023**

**RERA/AO/31/2023**

**RavinaKumari**

**..... Complainant**

**Vs**

**M/s ApnaAshianaBuildconPvt. Ltd.**

**.....Respondent**

**Project: RP SINGH DANGI**

**Present: For the Complainant: Mr. Robin Kumar, father of the complainant**

**For the Respondent: None**

**11.12.2025**

**ORDER**

Hearing taken up. Father of the complainant is present in person. Respondent is absent.

This case has been filed by the complainant for urgent intervention to get concerns addressed by the builder as per agreement.

The fact of the case, in brief, is that the apartment in question is still under construction for following inconsistencies when compared to what was promised in the agreement paper as on date of filing this complaint i.e., 12.08.2022; unallocated dedicated car parking spot, no power backup/generator, no lift (elevator) has been installed, incomplete ground and roof work (no heat-proof coating), no electricity meter for common usage such as water motor, parking and boundary lights, poor wall construction, such as cracks and seepages in the walls and missing main gate for apartment compound. The apartment is incomplete and there are inconsistencies in the amenities promised.

After perusal of the record it appears that the respondent never appeared in the record even giving several times for appearances and as such, record proceeded *ex parte*. Now, the court is bound to hear the complainant and deliver the order accordingly.

As per agreement, car parking spot, generator, lift, complete ground and roof work and other facilities were to be given by the respondent but till date it has not been provided. The complainant himself told the court that the lift is kept in the boundary but it has not been installed and make functional.

Considering the facts and material available on record, the respondent is directed to provide all the facilities mentioned in the petition, especially installing and functioning of the lift within two months.

The case stands disposed of.

Sd/-

**(Vinod Kumar Tiwari)**  
**Special Presiding Officer**  
**RERA, Bihar**