REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/02/2026

Authorised Representative of RERA …...Complainant

Vs

M/s Mangalam Homes India Pvt. Ltd. …..Respondent

Project: Sri Om Prakash Singh Enclave

Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: None

16/06/2026 **PROCEEDING**

Hearing taken up. Ms. Ojaswi Ishani, learned counsel for the complainant/ Authority is present. The respondent is absent.

Learned counsel for the complainant/ Authority submits that the present case has arisen out of a complaint filed by one Smt. Sanju Kumari & anr. against the respondent, wherein she has submitted that an agreement for sale was executed by the respondent in favour of Smt. Sanju Kumari. She submits that the said agreement for sale was executed on 02.03.2017. She further submits that a mere perusal of the said agreement for sale is a clear manifestation of violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016 committed by the respondent which clearly stipulates that after the enforcement of this Act, the respondent was required to get the project registered by the Authority but the same has not been done. She, therefore, requests for a strict penal action against the respondent for contravention of the provisions of section 3 of the Act.

Learned counsel for the complainant is directed to get the details of the respondent from RERA records whether any application/ registration for any other project by the said respondent has been made from the records of RERA and send the notice through e-mail as well as SMS to the respondent concerned.

This is a second consecutive date when the respondent has been absent.

Issue notice to the respondent to appear on the next date of hearing with a clear instruction that in case he fails to appear on the next date of hearing, this Bench shall be constrained to take a final decision in this matter on the basis of material available on record.

Put up this case on 16.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar