

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

RERA/CC/423/2023

Rohit Kumar

.....Complainant

Vs

M/s Tricolour Properties Pvt. Ltd.

.....Respondent

Project: Plot

Present: For Complainant: Mr. Sadan Prasad, Father
For Respondent: None

04/12/2025

PROCEEDING

Hearing taken up. Mr. Sadan Kumar, the father of the complainant is present but the respondent is absent.

The father of the complainant submits that despite a clear direction given to the respondent to get the work completed within a fixed time frame, the same has not been complied with by the respondent. He submits that as per the assurance made in writing by the respondent (promoter) through a brochure published by him, he has failed to fulfil the conditions laid in the said brochure which is a clear cut violation of the provisions of the RERA Act and hence, he requests for a direction to the promoter for ensuring the same. He also requests for an imposition of penalty on the promoter concerned for his deliberate negligence in fulfilling the conditions as outlined therein.

On perusal of the record it is clear that this case is being heard from 27th March, 2025 and altogether eight hearings have been conducted but barring two hearings wherein the respondent was represented by two different legal counsels, the respondent has preferred to be absent which shows his deliberate negligence towards fulfilment of the responsibilities as a promoter.

Perused the record of the case and on perusal it is clear that the complainant has filed copies of the two agreement for sale both dated 25.07.2021 firstly executed between Ms. Mausam Kumari and the respondent and secondly between Shashi Kant and the respondent. Therefore, the complainant is directed to file a copy of the agreement for sale executed between the complainant and the respondent.

The Registration Wing and the Engineering Wing is directed to verify whether the area of the project lies in the planning area or not and whether the registration of the said project has been done with RERA or not.

Issue notice to the respondent for ensuring compliance of the directions as given in the previous date of hearing held on 14.11.2025.

Put up this case on 03.02.2026 for further hearing.

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