REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/418/2024

Poonam Pandey .... Complainant

Versus

M/s Sudha Engicon Pvt. Ltd. .... Respondent

Project: **OM TOWER, BLOCK-A**

Present: For Complainant: Mr. A.K. Thakur, Advocate
For Respondent: Mr. Anand Kr. Gautam,
Representative of the Director

28.10.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. A.K. Thakur appears on behalf of the complainant. Mr. Anand Kumar Gautam, representative of the respondent-company, is present in person.

2. Learned counsel for the complainant reiterates his earlier statement and submits that the registration of the deed has not been done in favour of the complainant and the complainant is not yet in possession of the flats. He further submits that the basic amenities have not yet been provided.

3. When enquired about the same, the authorized representative of the respondent-company submits that the order for installation of the basic amenities, namely, lift and generator has already been placed and the same shall be installed just after *Chhath* festival which is nearly a fortnight away. The representative of the respondent-company assures to install the basic amenities within a period of one month from today.

4. Meanwhile, the complainant is directed to make payment of the remaining amount to the respondent. The complainant raises her apprehension that even after receipt of the payment there is a likelihood that the respondent shall not do the registration. In such a case, the Bench directs the complainant to make a demand draft in the name of the respondent-company and furnish the original copy to this Court. He is also directed to prepare another demand

draft towards registration fees and keep the money ready for registration of the deed to be executed in favour of the complainant.

5. The respondent is directed to hand over a demand note to the complainant regarding the actual amount to be paid in this respect so that the complainant prepares the required demand draft and furnishes a original copy of the same before the Court. The respondent is further directed that once the payment is made by the complainant through demand draft, the original copy of which shall be submitted to the Court, the respondent shall immediately do the necessary formalities regarding registration of the deed in favour of the complainant, failing which necessary legal/penal action shall be taken against the respondent.

6. A time of two months is being given to both the complainant as well as the respondent for complying with the directions given hereinabove.

7. The respondent is directed to furnish a compliance report regarding the installation of the basic amenities once it is done before the next date of hearing.

Put up for hearing on 05.01.2027.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar