REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/268/2026

Manju Vatsyayan .... Complainant

Versus

Pulmen buildicon Pvt. Ltd. .... Respondent

Project: **SARASWATI HEIGHTS**

Present: For Complainant: Mr. Sanjeev Kumar, Advocate
For Respondent: None

22.10.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Sanjeev Kumar appears on behalf of the complainant. Nobody appears on behalf of the respondent.

2. Learned counsel for the complainant reiterates his earlier statement made during the hearing held on 22.09.2026 and submits that despite notice issued to the respondent, he is absent. He requests for a direction to the respondent to form Allottees' Association as soon as possible and also deposit the maintenance money collected from the allottees in the account to be opened after formation of Allottees' Association. He also requests for a notice to the respondent regarding illegal construction of the flats in the open space in violation of the sanctioned map.

3. The Bench observes that despite notice being served upon the respondent, he is absent today also. The Bench further observes that non-formation of Allottees' Association is a violation of Section 11 (4)(e) of the Real Estate (Regulation and Development) Act, 2015 (hereinafter referred to as "RERA Act") and calls for imposition of penalty upon the respondent-promoter. The Bench, however, observes that any illegal construction beyond the sanctioned map tantamounts to a violation of the sanctioned map for which the complainant needs to file a complaint before the competent authority i.e. the map sanctioning authority. However, the Bench takes a serious note of the point that the said construction has been done beyond the sanctioned map which is a blatant violation of Section 14(1) and 14(2) of the RERA Act.

4. The respondent, therefore, is strictly directed to be present on the next date of hearing and submit a show cause as to why necessary penal action for violation of the RERA Act be not taken against him.

5. The complainant is directed to take out a publication of notice in the newspaper for ensuring the presence of the respondent on the next date of hearing.

6. It is made clear that in case the respondent is absent even after publication in the newspaper, the Bench shall proceed accordingly for taking a final decision in this matter on the basis of the material available on record.

Put up for hearing on 16.12.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar