

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/76/2024**

**Vikrant Vatsa**

**.....Complainant**

**Vs**

**M/s Pari Construction and Developers**

**.....Respondent**

**Project: Bijay Nanda Enclave**

**Present: For Complainant: Mr. Punit Kumar, Advocate  
For Respondent: Mr. Sumit Kumar, Advocate**

**08/04/2025**

**PROCEEDING**

Hearing taken up. Mr. Punit Kumar, learned counsel appears on behalf of the complainant. Mr. Sumit Kumar, learned counsel appears on behalf of the respondent.

Learned counsel for the complainant submits that the complainant is residing in the said flat from November, 2021 onwards but the respondent, who is builder of the said project, has failed to comply with the provisions as laid down in the Act and the details have already been outlined by the complainant in the annexures and the complaint itself. He submits that it was the responsibility of the respondent to maintain the flat and see to it that all the requirements as per fire safety norms be implemented but it has not been done, even the maintenance is not being done by the builder as far as constructional deficiency is concerned. He requests for a direction to the respondent to get the deficiency immediately rectified as per the provisions of the Act.

Learned counsel for the respondent submits that the completion certificate has been handed over to the complainant on 12.11.2024 and as far as knowledge goes, there is no deficiency in the said flat. He, however, requests for some more time to be granted to him so that he can file detailed reply in respect of the matters raised in the complaint. Time is granted.

Both the parties are requested to file a detailed reply/ rejoinder with a copy to each other.

Put up on 13.05.2025 for further hearing.

**Sd/-**

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar