REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/565/2024

Rohit Kumar & ors. …...Complainant

Vs

M/s Aastik Buildcon Pvt. Ltd. ……Respondent

Project: Sai Vrindavan Garden

Present: For Complainant: Mr. Subodh Kumar, Advocate
For Respondent: Mr. Rakesh Ranjan, Advocate

07/10/2026 **PROCEEDING**

Hearing taken up. Mr. Subodh Kumar, learned counsel for the complainant is present. Mr. Rakesh Ranjan, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that the direction given by this court vide its order dated 16.06.2026 has not been complied with as the status of the project remains the same as it was during the previous date of hearing.

Learned counsel for the respondent submits that the respondent is active in taking measures for compliance with the direction given vide order dated 16.06.2026. He also submits that today the representative of the respondent Mr. Manoj Kumar, who is Accountant of the respondent company, is there. Learned counsel for the respondent submits that the respondent has already paid necessary amount to the OTIS Elevator company for purchase of lift and he furnishes a copy of the cheque for Rs.6.00 lakh. He also submits that the payment for generator set has been made to the concerned company Amaze Power for purchasing a generator set.

The representative of the respondent company, who is present in person, also submits that the problem of water logging is there which is being taken care of and within a period of 15 days the same will be rectified. Once the said problem is solved, foundation for gen. set will be made and also simultaneously a lift will be made functional within the said period. He requests for a time of at least 1½ months to be given to him for completing the entire work regarding amenities.

Considering the request of the respondent, a time period of two months is given to the respondent for completing the entire work, failing which it shall be considered to be a violation of the order given by the court and in such circumstances, the Bench shall be constrained to take necessary penal action u/s 63 of the Real Estate (Regulation and Development) Act, 2016.

Put up this case on 08.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar