REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/115/2026

Abhishek Choudhary & Others .... Complainants

Versus

M/s Gomati Ganga Infracon Pvt. Ltd. .... Respondent

Project: **GANGOTRI KUNJ**

Present: For Complainant: In person
For Respondent Nos.3 & 4: Mr. Rajesh Ranjan, Advocate

02.07.2026 **PROCEEDING**

1. Hearing taken up. Mr. Abhishek Choudhary, one of the complainants, appears in person. Learned counsel Mr. Rajesh Ranjan appears on behalf of respondent nos. 3 and 4.

2. Learned counsel appearing for the respondent nos. 3 and 4 submits that though he is in receipt of the copy of the complaint petition but he has not prepared a reply pertaining to the same and requests for some more time to be given to him for filing a detailed reply. He, however, submits that he is also in receipt of the copy of the order dated 04.06.2026 in this matter. When enquired as to why he is not representing respondent no.1 i.e. respondent-company, he submits that he is no more Director of the respondent-company and he will be filing a detailed reply to this effect.

3. Mr. Abhishek Choudhary, one of the complainants, who is present in person, denies the averments of learned counsel for the respondent nos.3 and 4 mentioning therein that respondent no. 3 was the Director from the very inception of the company and respondent no.4 has been the Director of the company from 2019 onwards and, therefore, he cannot deny the onus for executing the development agreement which also lies very much upon him as the same was in vogue during the period of his Directorship. He also submits that he has visited MCA Portal online and has found that on 30.01.2026 both the respondent nos. 3 and 4 have filed their returns.

4. Learned counsel appearing for the respondents, therefore, is directed to verify the details, as submitted by the complainant, and submit a detailed statement in writing as to why both the respondents are shirking off their

shoulders from executing the responsibility as contained in the development agreement despite being a part of the promoter company.

5. On perusal of the record, it is apparent that the Registration Wing of the Authority has submitted its verification report and has mentioned therein that permission vide RERA Registration No.BRERA00391-1/961/R-1049/2020 dated 30.09.2020 had been taken from the Authority for construction of G+3 residential building. The said report further mentions that no permission of the Authority has been taken for construction of 4th floor of the project named 'Gangotri Kunj'.

6. This Bench takes a serious note of this issue and directs the Executive Officer, Nagar Parishad, Phulwarisharif to verify from their record – whether permission for construction of 4th floor of the project named 'Gangotri Kunj' has been taken or not. In case the same has not been taken, this Bench directs for a strict penal action to be taken against the respondents.

7. Compliance Wing of the Authority is directed to take penal measures against the respondents for violation of terms of registration given by the Authority.

8. This Bench also takes a serious note of the fact that respondent no.2, who had been recorded as Managing Director of the company by the complainant, has not appeared, hence a strict direction is given to the respondent no.2 (Mr. Manoranjan Kumar Sinha) to appear either in person or through his authorized representative before the next date of hearing.

Put up for hearing on 28.07.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar