

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

Exe. Case No. 18/2023

RERA/CC/129/2018

Sanjay Kumar & ors.

.....Complainant/ Executant

Vs

M/s Sahani Builders & Developers

.....Respondent

Project: Dev Ganga Apartment

Present: For Complainant: Mr. Arvind Vishwkarma, Advocate

For Respondent: Mr. Upendra Sahni, Proprietor

15/07/2026

INTERIM ORDER

This case was last heard on 19.06.2026 wherein a direction was given to the complainant and the respondent to file a written notes of argument within 15 days from the date of hearing regarding updated status and also regarding submission of timeline for completion of flooring and other remaining work as directed by the Authority in its order dated 23.05.2022 passed in RERA/CC/129/2018. This case was listed for hearing in this Bench for the first time on 15.05.2026 and before that, the matter was adjudicated by the Bench of learned Special Presiding Officer Sri Ved Prakash.

On perusal of the interim order passed by the learned Special Presiding Officer, it appears that a direction for institution of the certificate case against the respondent u/s 40(1) of the Real Estate (Regulation and Development) Act, 2016, under Bihar and Orissa Public Demand Recovery Act, 1914 read with Rule 25 of the Bihar RERA Rules, 2017 has been passed vide order dated 29.04.2024 by the learned S.P.O. The details regarding compliance of the said order has not been found to be explicitly mentioned in the case record. It, therefore, seems pertinent for this Bench which is looking into the execution of the order passed by the Authority in the said complaint case to verify whether institution of the certificate case has been done or not and if so, what is the updated status regarding the same.

Meanwhile, the respondent vide his letter under Reference No. 25/2026 dated 13.07.2026 has submitted his compliance report wherein he has mentioned that he has completed installation of lift, silent generator and waterproof work at the terrace. He has also submitted in his said compliance report that now only installation of checker tiles in the parking area is the only work remaining to be completed for which he has prayed for a time from 13.07.2026 till 15.10.2026. No report, however, has been submitted by the complainant. In such a case, this Bench finds it difficult to take a final decision in this matter regarding the compliance status of the order of the Authority passed in the complaint case.

Hence, the Compliance Wing of the Authority is directed to verify and submit a report regarding institution of the certificate case and updated status of the said certificate case. The complainant/ executant is directed to file a status report of the work done by the respondent within a period of 15 days from today positively, failing which this Bench shall consider that the compliance report submitted by the respondent is correct and accordingly, this Bench shall pass a final order in this matter.

Put up this case for final order after 15 days from today.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar