REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/146/2026

Colonel Tarun Alex ……Complainant

Vs

M/s Maa Vindhyavasani Developers Pvt. Ltd. ……Respondent

Project: Rainbow Residency

Present: For Complainant: Mr. Punit Kumar, Advocate
For Respondent: Mr. Amit Singh, Advocate

29/09/2026 **PROCEEDING**

Hearing taken up. Mr. Punit Kumar, learned counsel for the complainant is present. Mr. Amit Singh, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that this is the same project covered under RERA/CC/36/2026 in which this court has been pleased to pass an interim order on 21.07.2026. During the hearing of the said case, it was submitted by the learned counsel that earlier on inspection of the RERA Team it has been found that the impugned project lacks many basic amenities which are yet to be installed. Learned counsel for the complainant reiterates his statement today in the present case also and further submits that in absence of basic amenities it is very difficult for the allottees to reside in the said project. Learned counsel for the complainant also requests for execution of the sale deed of the project in his favour.

Learned counsel for the respondent submits that the respondent is committed to complete the entire work regarding installation and fixing of all basic amenities in the said project but owing to the problem created by the landowner of the said project, who is not letting the things happen, the respondent is finding it difficult to complete the project with all basic amenities. He also submits that the entire construction work of the said project has been completed and it is only fixing/ installation of the basic amenities like transformer/ lift to be made functional in the said project.

Learned counsel for the respondent also submits that as far as status of the present complainant is concerned, the complainant is a defaulter in payment of the due instalments and owes a huge sum of over Rs.10.00 lakh to be paid to the respondent. He further submits that many allottees of the present project have kept a huge money pending with them and have not paid the same which has actually led to failure of maintaining timeline of completion of the project. He also submits that it is because of the act of the allottees who have actually defaulted in making payment that the delay in the project has been caused.

Learned counsel for the respondent denies the averments of the learned counsel for the complainant saying that the landowner has been cooperating and

actually it is the respondent who has failed to install the basic amenities as assured by him in the agreement for sale.

On perusal of the record and also the earlier interim order dated 21.07.2026 passed in RERA/CC/36/2026 the Bench again observes that the compliance on the part of the respondent is required to be made in order to fulfil the directions given by this Bench on 21.07.2026, wherein the Bench has directed the respondent- promoter to get the transformer delivered in the premises of the said project and also form an Association of Allottees. The Bench also makes an observation that once the transformer is delivered in the premises, it shall be the responsibility of the respondent to pay for the logistics in the Bank account of the Association of Allottees which shall be opened by the members of the said Association after formation of the same by the respondent as per the provisions of law.

Learned counsel for the respondent requests for some more time to be given to the respondent as his wife is critically ill and he is totally involved in managing the critical illness of his wife.

Considering the request of the respondent, a time of two months is given to the respondent for complying with the order given by the Bench.

Put up this case on 25.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar