**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Exe. Case No. 63/2023**

**RERA/CC/944/2021**

**Sudha Kumari ……Complainant/ Executant**

**Vs**

**M/s Sri Krishna Construction Pvt. Ltd. …..Respondent**

**Project: Shanti Apartment, Block-B**

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

**14/08/2026** **PROCEEDING**

Hearing taken up. Mr. Sanjeev Kumar, learned counsel for the complainant/ executant is present. Mr. Sumit Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainant/ executant submits that the order dated 22.09.2022 passed by the Authority in RERA/CC/944/2021 has not been complied with by the respondent.

Learned counsel for the respondent reiterates his earlier statement mentioning therein that he has not executed the sale deed but the order has been complied with as far as fixing of other amenities in the impugned project is concerned.

Learned counsel for the complainant objects to the statement showing a copy of the development agreement to this court and mentioning that the said development agreement clearly provides that a lift was to be provided, overhead water tank (concrete) was to be installed, a generator was to be provided and parking spaces were to be allocated but the entire work is still pending.

When enquired whether any stay order from any higher court/ Authority against execution/ compliance of the said order of the Authority passed in RERA/CC/944/2021 has been obtained by the respondent, learned counsel for the respondent submits that no such stay order is there. He requests for some time to be given to him so that he verifies what are the amenities which are still lacking to be provided, so that he comes before this court with a proper detail.

The Bench observes that already sufficient time has been provided to the respondent for compliance of the said order and it is now nearly four years that the order has been passed. The Bench cannot grant time to the respondent just for inspecting the site and coming before this Bench with the list of lacking amenities. The Bench, therefore, directs the respondent to verify the basic amenities provided there and all such amenities which have been mentioned hereinabove by the learned counsel for the complainant should immediately be installed/ made functional before the next date of hearing.

Put up this case on 16.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar