

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/352/2025

Bhupendra Umrao

.....Complainant

Vs

M/s Kumar Auto Infra Pvt. Ltd.

.....Respondent

Project: Ramgolia City

Present: For Complainant: Mr. Sumit Kumar, Advocate

For Respondent: None

16/07/2026

INTERIM ORDER

This case was last heard on 14.07.2026 when learned counsel for the complainant had submitted to file written notes of argument on that day itself. The case was reserved for final order.

Perused the record of the case. On perusal it is observed that altogether five hearings have been conducted in this matter and in none of the hearings, the respondent has appeared before this Bench. Learned counsel for the complainant in his written notes of argument has submitted that though the respondent has executed the sale deed and has also handed over the possession of the booked flat to the complainant but the respondent has failed to provide the basic amenities, like common hall, intercom service, CCTV, toughened glass railings on staircase as well as balcony, swimming pool, fire safety equipment etc. as laid in the agreement for sale and brochure of the project. He has also submitted that the respondent has deviated from the sanctioned plan and has constructed an additional structure without taking consent from the allottees and has thus violated the provisions of Bihar Building Byelaws, 2014 and Section 14 of the RERA Act, 2016. He has further submitted that the respondent has failed to form the Allottees Association in violation of the provisions of Real Estate (Regulation and Development) Act, 2016.

On perusal of the record of the case, it is observed that the complainant Mr. Bhupendra Umrao has filed this complaint and has named 20 other occupants of the impugned project as complainants but the complaint petition does not bear the signature of any other complainant other than Mr. Bhupendra Umrao. In the absence of signature of other complainants it is difficult to believe whether there is any other complainant apart from Mr. Umrao. Learned counsel for the complainant has also not made available any copy of the agreement for sale and brochure, thus making it difficult for this Bench to ascertain as to what were the basic facilities/ amenities to be provided by the respondent. The other complainants (occupants of the impugned project) also need to certify that no Allottees Association has been formed by the respondent. It is clear that Section 11(4)(e) of the Real Estate (Regulation and Development) Act, 2016 provides for formation of Association of Allottees within a period of three months when the majority of allottees have done their the bookings in the said project. The

respondent is, therefore, directed to submit a written notes of argument mentioning therein whether any association of allottees has been formed by him and also what are the basic amenities laid in the terms and conditions of the agreement for sale, which he has failed to provide in the impugned project.

An additional time till the next date of hearing is provided to both the complainant and the respondent to file written notes of argument along with all other relevant documents to prove the points, as directed hereinabove so that all the points are taken into consideration while taking a final decision in this matter.

It is also made clear that in case the respondent fails to provide a written notes of argument or fails to appear before this Bench on the next date of hearing with entire details regarding violations committed by him as stated hereinabove, it shall be considered that he has nothing to say in this matter and accordingly necessary decision shall be taken.

Learned counsel for the complainant is also directed that since there are 21 complainants in all, hence the court fee in this matter is required to be submitted accordingly for 20 other complainants as well. So, he is also instructed to comply with the same.

Put up this case on 11.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar