REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/02/2026

Authorised Representative of RERA …...Complainant

Vs

M/s Mangalam Homes India Pvt. Ltd. …..Respondent

Project: Sri Om Prakash Singh Enclave

Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: None

16/07/2026 **PROCEEDING**

Hearing taken up. Ms. Ojaswi Ishani, learned counsel appears on behalf of the complainant/ Authority. None appears on behalf of the respondent.

Learned counsel for the complainant/ Authority submits that the present case has been initiated on account of the complaint filed by one Smt. Sanju Kumari, who has filed a complaint case against the respondent mentioning therein that the agreement for sale was executed on 02.03.2017. Despite notice being served by this office, the respondent is absent today despite the present day being the 3rd date of hearing in this matter.

The office is, therefore, directed to serve a notice to the respondent for ensuring his appearance positively on the next date of hearing and the said service should be by means of speed post apart from mail ID and other sources.

Learned counsel for the complainant/ Authority is also directed to get the details verified from the RERA records whether any application for registration of the said project has been filed by the respondent or not.

Learned counsel for the complainant/ Authority submits that she has verified the records of RERA and she is sure that no application for any registration of such project has been filed. Learned counsel for the complainant/ Authority is further directed to go into the details of the case and submit a report in this regard.

Learned counsel for the complainant/ Authority submits that the address of the project has already been given in the agreement for sale and she requests for deputing a team from RERA to physically inspect the project in order to establish whether the project has been registered or not.

Considering the request of the learned counsel for the Authority, this Bench directs the Compliance Wing to send a team consisting of two members, one from the Engineering Wing and one from the Legal Wing to visit the site. The constituted team is directed to furnish a detailed physical verification report before the next date of hearing.

Put up this case on 13.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar