REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No -417/2023
RERA/CC/226/2022

Dazy Rani .... Executant/ Complainant

Versus

M/s German Infrastructure Pvt. Ltd. .... Respondent

Project: **BRAJSHILA KUTIR**

Present: For Complainant: Mr. Krishna Kant Singh, husband of the complainant.
For Respondent: Mr. Vinod Kumar Sinha, Advocate

17.07.2026 **PROCEEDING**

1. Hearing taken up. Mr. Krishna Kant Singh, husband of the complainant appears on her behalf. Learned counsel Mr. Vinod Kumar Sinha appears on behalf of the respondent.

2. The husband of the complainant submits that the basic amenities have been provided and the lift has already been installed; the transformer has been installed and only generator set is yet to be installed. He also submits that the complainant owes a sum of Rs.2.80 lakh to be paid to the respondent. He further submits that he has already deposited a bank draft of Rs.2,64,700/- in the year 2025 which has been revalidated once again. He also submits that the bank draft has been kept in the office of the Authority.

3. On perusal of the record, this Bench finds that a photo copy of the bank draft is available.

4. Learned counsel for the respondent submits that as per his information, the said bank draft is lying with Mr. B.K. Jha, Bench Clerk of the concerned Bench. Office is directed to contact Mr. B.K. Jha in this regard for future course of action.

5. Meanwhile, the respondent is directed to get the generator set installed preferably within a month.

6. Mr. Shailendra Kumar, Director of the respondent-company, submits that the complainant along other allottees are residing in the said premises

from 2015 onwards and a period of 11 years has already lapsed since then. It is very natural that the building for lack of maintenance, which needs to be done by the allottees, shall get damaged in case it is not maintained properly. He, therefore, submits that the basic anomalies and other maintenance of the building, if any, is pending on account of non-cooperation of the allottees, for which they have to be blamed.

7. This Bench appreciates the submissions of the Director of the respondent-company and directs him to install the generator set and get the lift repaired and made functional so that the generator set is installed and the lift is made functional at the same time. The Director of the respondent-company is directed to furnish a compliance report regarding the same.

8. It is made clear that once the generator set is installed and lift is made functional and the Director for the respondent-company submits a compliance report, the bank draft which has been deposited in this Court by the complainant shall be handed over to the Director of the respondent-company. In case the bank draft needs to be revalidated, it shall be the duty of the complainant to get it revalidated so that the respondent deposits the same in his bank account but the entire exercise of handing over the bank draft shall be done only after the compliance pertaining to the installation of the generator set and functional lift is ensured in the said project.

Put up for hearing on 21.08.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar