

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/76/2024

Vikrant Vatsa

.....Complainant

Vs

M/s Pari Construction and Developers

.....Respondent

Project: Bijay Nanda Enclave

Present: For Complainant: Mr. Punit Kumar, Advocate
For Respondent: Mr. Akash Deep, Advocate

17/09/2025

PROCEEDING

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

Learned counsel for the complainant submits that the direction given during the last hearing has not been complied with at all.

Learned counsel for the respondent submits that a certificate regarding structural stability has been given by an Engineer Mr. Ranjit Singh..

On perusal of the said structural certificate, the same was found to be illegible. Hence, respondent is directed to furnish the original copy of the said structural fitness certificate.

Learned counsel for the complainant objects to the veracity of the said certificate saying that the structural certificate has been given without giving any information about the physical inspection to either the complainant or the Association of Allottees. He also submits that the terms and conditions laid in the sale deed, which has been executed in favour of the complainant, has not been complied with by the respondent, especially the fulfilment of the conditions as mentioned in para-7 of the said executed sale deed. He further submits that even the conditions as outlined in the agreement for sale has not been complied with by the respondent. Even the sanitary pipeline as was instructed to be rectified in the presence of the complainant has not been done.

The respondent is directed, as a last indulgence, to rectify the deficiencies as outlined in the complaint petition pertaining to non-fulfilment of the terms and conditions outlined in the agreement for sale in presence of the complainant/ Association of Allottees. In case, he is unable to do so within a time frame of one and a half months from today, this court will be constrained to take a final decision in this regard.

Put up this case on 06.11.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar