REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/316/2025

Rakesh Kumar Thakur ……Complainant

Vs

M/s R.D.Eco Developers Pvt. Ltd. ……Respondent

Project: Ram Swaroop Apartment

Present: For Complainant: In person
For Respondent: Mr. Sumit Kumar, Advocate

19/08/2026 **PROCEEDING**

Hearing taken up. The complainant is present in person. Mr. Sumit Kumar, learned counsel for the respondent is also present.

The Director of the respondent company Mr. Pramod Kumar is present in person in compliance with the direction given by the Bench in RERA/Exe./09/2026 vide interim order dated 14.08.2026.

The Director of the respondent company submits that the respondent is all committed to fulfil all the obligations as per the terms and conditions provided in the agreement for sale and accordingly shall be handing over the full completed flat of the impugned project to the complainant concerned.

The complainant submits that though the Director of the respondent company is present in person and is giving an assurance on his behalf which speaks positive of him but still the complainant has lost faith in the verbal assurances made by the respondent as the booked flat has not been handed over to the complainant as yet.

The Director of the respondent company denies the averment of the complainant mentioning therein that the flat has already been handed over to the complainant and in many of the flats Puja has been done by the complainant concerned. However, he admits that there are a few glitches as far as the construction of the project is concerned, for example, he is in the process of installing a better quality lift and also in the process of constructing a good approach road and removing the technical glitches in the project concerned. He again assures that as per the earlier assurance given by his learned counsel, he shall be handing over the full constructed flat to the complainant concerned by 31.10.2026. He requests the court to give extra time till then and accordingly, close the case.

The Bench directs the respondent to file a written affidavit for whatever assurance he wishes to give in this regard so that a final decision be taken by the Bench after studying the same. Learned counsel for the respondent assures that he shall be filing an affidavit by the next day.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar