REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 209/2023

RERA/CC/1205/2021

Ram Niwas Tiwary …...Complainant/ Executant

Vs

M/s Ezzion Construction Pvt. Ltd. …..Respondent

Project: Ramagya Residency

Present: For Complainant: Mr. Rajesh Kumar Sharma, Advocate
For Respondent: Mr. Sheo Shankar Dubey, Advocate

19/06/2026 **PROCEEDING**

Hearing taken up. Mr. Rajesh Kumar Sharma, learned counsel appears on behalf of the complainant/ executant. Mr. Sheo Shankar Dubey, learned counsel appears on behalf of the respondent.

Learned counsel for the complainant/ executant submits that despite a clear cut order passed in the complaint case way back in the year 2021, the respondent has still failed to comply with the same and there are many works which still remain to be completed. He submits that (i) the pressure pump and pipe of fire fighting system is not properly installed, (ii) shade over generator to be installed, (iii) repair of the lift in the said project has not been done, (iv) parking tiles have not been installed. A list of the said incomplete items has been handed over to the learned counsel for the respondent.

Learned counsel for the respondent submits that the fire fighting system has been installed though in case there is any gap, it shall be rectified as early as possible. He also submits that the lift has already been installed by the respondent. However, now it is the responsibility of the residents of the said apartment to repair if there is any defect occurring on account of usage of the lift. He, however, assures to provide his help and support in making necessary arrangement for repair of the same.

Learned counsel for the complainant is directed to contact all the allottees as it is a part of common amenities which the residents are enjoying and hence, the onus of rectification of repair lies on the residents/ allottees of the said project as the age of the lift is now more than six years.

Learned counsel for the respondent also submits that the flooring has been made in the parking area. Learned counsel for the complainant submits that the flooring is very undulating and not at all in a proper condition so as to ensure proper movement of vehicles in the parking area.

The respondent is directed to rectify any defect in the flooring of the parking area for easy movement of the vehicles. Time of one month is given to

the respondent for rectification of the remaining defects and he shall be filing a copy of the work done on the next date of hearing.

Learned counsel for the complainant is also directed to file a compliance report regarding rectification done by the respondent on the next date of hearing.

Put up this case on 24.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar