REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 359/2023

RERA/CC/787/2021

Sri Kumar Gaurav Lall …...Complainant/ Executant

Vs

M/s Arya Building Construction Pvt. Ltd. …..Respondent

Project: Maheshwari Nandan Complex

Present: For Complainant: None
For Respondent: Mr. Tarun Sagar, Advocate

21/08/2026 **PROCEEDING**

Hearing taken up. The complainant/ executant is absent. Mr. Tarun Sagar, learned counsel for the respondent is present.

Learned counsel for the respondent submits that the order dated 07.07.2025 and 12.08.2025 passed by the Bench has been suspended by the Hon'ble High Court in C.W.J.C.No. 17356/2025. He also submits that for the last two days the complainant/ executant is absent. When enquired as to what is the reason which has led to non-compliance of the order dated 03.08.2022 passed in RERA/CC/787/2021. Learned counsel for the respondent expresses his unawareness about the same.

On perusal of the said order it is clear that the Bench had directed the respondent to perform his obligations as per the provisions laid in various sections of the Real Estate (Regulation and Development) Act, 2016 which includes providing a copy of the completion certificate and occupancy certificate to the Association of Allottees as well as the complainant and it was also directed to handover the common area to the Association of Allottees. When asked whether the Association of Allottees has been formed by the respondent or not, as it is a mandatory requirement u/s 11(4)(e) of the Real Estate (Regulation and Development) Act, 2016, learned counsel for the respondent submits that he is not aware about the same and he requests for some time to be given to him for coming back with a proper reply regarding the same.

Put up this case on 23.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar